This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040151

Davidson County DEEDWARR
Recvd: 05/13/04 10:12 2pgs
Fees:13.00 Taxes:554.63
20040513-0055744

Send Tax Bills To:
SAME ADDRESS

New Owner is:
Ora M. Fulton & Thomas L. Fulton
2904 Nautilus
Nashville, TN 37215

MAP: 136-15
PARCEL: 63.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles A. Vaden and Judith F. Vaden**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ora M. Fulton and Thomas L. Fulton**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Harbour Town Village, Section II, as of record in Book 4675, pages 146 & 147, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Vaden and wife, Judith F. Vaden by Warranty Deed from Robert C. Pritchett Sr. and wife, Frances J. Pritchett dated 10/28/77, recorded 10/31/77, in Book 5216, page 463, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns

against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of May, 2004.

GRANTOR:

Charles A. Vaden

Judith F. Vaden by CAV pad P.O.A.

Judith F. Vaden, Charles A. Vaden as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Charles A. Vaden**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Charles A. Vaden and Judith F. Vaden and who acknowledged that he executed the same as free act and deed of the said Charles A. Vaden and Judith F. Vaden and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Charles A. Vaden and Judith F. Vaden, and appearing of record in Record Book *, Page _____, of the said Register's Office of Davidson County, Tennessee. *20040513-0055743

Witness my hand and seal on this the 3 day of May, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Affiant

SWORN TO and subscribed before me this 3 day of May, 2004.

NOTARY PUBLIC

My commission expires:

_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006