Box 36
Sch # 20023
D

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $164,500.00. *Affiant* Subscribed and sworn to me on June 17, 2004. NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires September 24, 2005 STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20023SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark P. Cullum 2301 Cruzon Street Nashville, TN 37211	SAME	113-203

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John H. McAlister, Jr., hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mark P. Cullum, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being a parcel of land located in the 23rd Councilmanic District of Metropolitan Nashville-Davidson County, Tennessee, a portion of the Harrison Peyton and wife Kathryn Peyton property as recorded in Deed Book 7412, page 817, being more particularly described as follows:
>
> Beginning at an iron post in the branch run at the westerly end of Brook Hollow Road, a private road also known as Stevens-McCall Road being the original northeast corner of the Peyton property; thence, along the original easterly boundary with the Brook Hollow Road S 48 deg. 18' W 50.00 feet an iron rod lying N 48 deg. 18' E 20.30 feet from an iron post in the ditch on the south side of Peyton's driveway, said post being the northwest corner of Brock as recorded in Deed Book 9921 page 331; thence, along new division lines severing the Peyton property the following calls to iron rods: N 47 deg. 36' W 199.50 feet; N 56 deg. 18 feet W 244.05 feet; N 39 deg. 29 feet W 47.60 feet; N 58 deg. 49 feet W 149.15 feet to a point 50 feet south of the original northerly boundary and the westerly end of an ingress egress easement reserved for the parent tract; continuing along new division lines S 44 deg. 19' W 219.85 feet; S 55 deg. 26' W 57.90 feet; S 57 deg. 12' W 302.40 feet; S 61 deg. 56' W

Davidson County DEEDWARR
Recvd: 06/18/04 15:56 3pgs
Fees:18.00 Taxes:608.65
20040618-0072747

thence, along the northerly line of Smith's 2.67 acre tract from Peyton as recorded in Deed Book 8981, page 10, Due West 329.15 feet; thence, along the southerly line of Peyton's 3.14 acre tract from Smith as recorded in Deed Book 8988, page 128, S 73 deg. 00' W 275.00 feet; S 60 deg. 00' W 200.00 feet; N 41 deg. 00' W 126.15 feet to an iron rod at the northwest corner of a 50-foot utility easement through Smith to Old Charlotte Pike, the westerly margin of said easement running S 25 deg. 35' W passing through an iron rod at the northeast corner of the Harpeth Valley Utility District lot as recorded in Deed Book 7815 page 143, at 174.3 feet, in all 332.0 feet to an iron rod at their southeast corner and the southwest corner of Smith on the northerly margin of Old Charlotte Pike; thence, continuing along the easterly line of Smith as recorded in Deed Book 8441, page 947, N 55 deg. 20' E 200.10 feet; N 28 deg. 00' E 225.00 feet; N 65 deg. 05' 30" E 356.95 feet to an iron rod at the northeast corner of Peyton's 3.14 acre tract from Smith; continuing with Smith N 11 deg. 14' E 852.70 feet to an iron rod at the original northwest corner of Peyton; thence, along the original northerly boundary of Peyton S72 deg. 13' E 1413.75 feet to an iron rod; thence, along the southerly line of Dowdy as recorded in Deed Book 10816 page 928 S 58 deg. 49' E 247.00 feet to an iron rod at a 24' Ash; S 54 deg. 29' E 301.70 feet to an iron rod in the branch run; S 46 deg. 10' E 203.20 feet to the beginning, containing 31.1 acres, more or less, according to a survey by Boyd B. Gibbs, RLS # 1598, 106 South Public Square, Centerville, Tennessee, dated February 1, 1999.

Together with all rights and easements (access, utility and otherwise) that are appurtenant to the above described property.

Being the same property conveyed to John H. McAlister, Jr., by deed from Harrison Peyton and wife, Kathryn Peyton, dated February 12, 1999, of record in Book 11340, page 661, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. The Deed of record in Book 7412, page 817, Register's Office for Davidson County, Tennessee, states that the selling of timber from this property is prohibited without the written consent of the grantor; and
3. Dedication of Easement and Maintenance Agreement of record in Book 9455, page 784, Register's Office for Davidson County, Tennessee; and
4. Easement Agreement of record in Book 11340, page 666, as amended in Instrument No. 20040608-0067502, Register's Office for Davidson County, Tennessee.

This property is also known as unimproved property known as 31.1 +/- Acres, Charlotte Pike, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend

the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The subject property is not the primary residence of the Grantor.

WITNESS our hands on June 17, 2004.

John H. McAlister, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 17, 2004, before me personally appeared John H. McAlister, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 17, 2004.

NOTARY PUBLIC

My Commission Expires: _____

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2008
STATE OF TENNESSEE