Davidson County DEEDWARR
Recvd: 07/22/04 10:20 2 pgs
Fees:13.00 Taxes:666.00
20040722-0087715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 780,000.00

John R. Younger
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

July 12, 2004.

Sharen L. Clevenger
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Whitford B. McCullough & Lisa M. McCullough 1014 South Graycroft Avenue Madison, TN 37115	New Owner	MAP 51-2/36.01

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN R. YOUNGER AND WIFE, JESSICA M. YOUNGER**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WHITFORD B. MCCULLOUGH AND WIFE, LISA M. MCCULLOUGH**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being known as the northerly part of Tract No. 1 on the unrecorded map of the Ennis C. Coleman property, and described as follows: Beginning at a point in the westerly margin of Graycroft Avenue at an iron pin at the corner of Tracts Nos. 1 and 2; said point also being 508 feet south from the southerly margin of Graycroft Avenue, where the same makes a turn to the west (at said turn said Graycroft Avenue was formerly known as Chadwell Street); thence along the common line between Tracts 1 and 2, westerly 415.2 feet to an iron pin, a corner of Tract No. 4; thence with the line between Tracts 1 and 4, southerly 125 feet to a point; thence easterly 415 feet, more or less, to the west margin of Graycroft Avenue; thence with the margin of the same, northerly 125 feet to the point of beginning.

Being the same property conveyed to John R. Younger and wife, Jessica M. Younger by Deed of record in Book 5410, Page 505, recorded 3/27/79, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 1014 SOUTH GRAYCROFT AVENUE, MADISON, TN 37115

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this date: JULY 12, 2004

John R. Younger

Jessica M. Younger

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jessica Younger and John Younger with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 12th day of July, 2004.

Sharen L. Clevenger
Notary Public

SHAREN L. CLEVENGER NOTARY PUBLIC AT DAVIDSON COUNTY, TN

Commission Expires:

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
~~March 22, 2008~~
~~STATE OF TENNESSEE~~

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of_____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

Jmy. Jmy