RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road — #102
Nashville, TN 37215

This space for Register's Office:

PREPARED BY [redacted]
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

Davidson County DEEDWARR
Recvd: 08/10/04 10:15 2pgs
Fees:13.00 Taxes:1032.30
20040810-0096358

**ADDRESS NEW OWNER:**
**Cecil David Wheeler**
**1300 Shelton Avenue**
**Nashville, TN 37216**

**SEND TAX BILLS TO:**
Mortgage Lenders of America, LLC
8400 W. 110th Street
Overland Park, KS 66210

**Map 72-7-24**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Kurtis K. Ullein and Leslie A. Ullein, hereinafter called the **Grantors**, do hereby convey unto Cecil David Wheeler,* hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Mora Sharpe's Subdivision, a resubdivision of Lot Nos. 14 and 15 and part of Oxford Street, as of record in Book 3842 , Page 196, Register's Office for said County.

Being the same property conveyed to Kurtis K. Ullein and wife, Leslie A. Ullein on by Warranty Deed of record in Book 11236, Page 727, Register's Office for said County.

This is being executed pursuant to Power of Attorney being recorded simultaneously herewith in Instrument No. 20040810-0096356, said Register's Office.

**This is improved property known as 1300 Shelton Avenue, Nashville, TN 37216.**

* and Samantha Crew, both unmarried

**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, Grantee's heirs or assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantor 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.

**GRANTOR FURTHER CONVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, We have hereunto set our hands and seals this ____ day of August, 2004.

Kurtis K. Ullein by Leslie A. Ullein ATF
Kurtis K. Ullein by Leslie A. Ullein, Attorney in Fact

Leslie A Ullein
Leslie A. Ullein

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Leslie A. Ullein known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

**SUBSCRIBED AND SWORN TO BEFORE ME** this 5 day of August, 2004.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

State of Tennessee
County of Williamson

On this 5 day of August, 2004, ,before me personally appeared Leslie A. Ullein, the person who executed the foregoing instrument on behalf of Kurtis K. Ullein and acknowledged that she executed the same as the free act and deed of the said Kurtis K. Ullein through a Power of Attorney granter her by the said Kurtis K. Ullein.

Subscribed and sworn to before me this 5 day of August, ,2004.

Notary Public

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

**STATE OF TENNESSEE**
**COUNTY of Williamson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Christie Perry
Affiant

Sworn and subscribed before me on 8-5-04

Notary Public

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN