This instrument prepared by:
, an employee of
**First American Title Insurance Company**
**Six Cadillac Drive, Suite 190**
**Brentwood, Tennessee 37027**
**(615) 371-8999**

File No.: **2120-594996**

Davidson County DEEDWARR
Recvd: 08/26/04 13:01 4pgs
Fees:23.00 Taxes:1165.50
20040826-0103445

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **Nineteenth day of August, 2004**, by and between **John W. Culclasure Sr. and James Covington as joint tenants with right of survivorship**, parties of the first part, and **Amy W. Malone**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 113 FEET AT THE FRONT AND 83 FEET AT THE REAR, OF LOT NUMBER 4 OF BLOCK 1 OF E. L. HAMPTON'S SUBDIVISION OF THE STOKES TRACT, AS OF RECORD IN BOOK 974, PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY.**

**SAID PART OF SAID LOT NUMBER 4 FRONTS 113 FEET ON THE NORTHWESTERLY SIDE OF WOODLAWN AVENUE, AND EXTENDS BACK BETWEEN LINES, 200 FEET, MORE OR LESS, ON THE NORTHWESTERLY LINE AND 170 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 83 FEET THEREON.**

**Being the same property conveyed by Lucinda Davis McCarroll to John W. Culclasure, Sr., unmarried, by deed dated March 30, 2001 and recorded April 5, 2001 in Instrument Number 20010405-0033249, Register's Office for Davidson County. Subject property further conveyed by John W. Culclasure, Sr., unmarried to John W. Culclasure, Sr., unmarried, and James Covington, unmarried, as joint tenants with rights of survivorship by Quitclaim Deed dated May 25, 2001 and recorded June 11, 2001 in Instrument Number 20010611-0061056, said Register's Office.**

†and husband, Michael Malone

This conveyance is made subject to:
**(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.**

Parcel ID # **117-02-0 014.00**

**X** Improved OR
Unimproved property located at: **2912 Woodlawn Drive, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

AIF

John W. Culclasure Sr. by attorney in fact James Covington

James Covington

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James Covington** to me known(or proved to me on the basis of satisfactory evidence) to the person who executed the foregoing instrument in behalf of John W. Culclasure Sr. as his attorney in fact and acknowledged that he executed the same as the free Act and Deed of said John W. Culclasure Sr.

Witness my hand and Notarial Seal this Nineteenth day of August, 2004.

Sharon L. Riney
Notary Public

My Commission Expires: 5-27-07

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James Covington** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Nineteenth day of August, 2004.**

Sharon L. Riney
Notary Public

My Commission Expires: 5-27-07

**********

Owner's Name: **Amy W. Malone**

and Address: **2912 Woodlawn Drive**
**Nashville, TN 37215**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$315,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carol Fiesler

Affiant

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

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.