Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 01/07/05 13:48 2 pgs
Fees:13.00 Taxes:532.80
20050107-0002913

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $144,000.00

Janelle McGuire
Affiant

Subscribed and sworn to before me, this 22nd day of December, 2004.

Jo Roth
Notary Public
My commission expires: 12-2-05

08-0412-90453

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Paul Adam McCullars | First Horizon Home Loan | 084-14-024.00 |
| 216 Bermuda Drive | 2974 LBJ Freeway, Suite 200 | |
| Nashville TN 37214 | Dallas, TX 75234 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brenda K. Moore unmarried and Cora J. Craven, a widow, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul Adam McCullars and Julia Marie Pennington, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Donelson Meadows, Section II, as of record in Book 2133, page 100, Register's Office for Davidson County, Tennessee.

Said Lot fronts 150 feet on the westerly side of Bermuda Drive and runs back 277.3 feet on the southerly line and 280.9 feet on the northerly line, to a dead line in the rear on which it measures 150 feet.

Being the same property conveyed to Brenda K. Moore, with reservation of a life estate to Cora J. Craven, a widow, by deed from Cora J. Craven, a widow, dated April 27, 2000 of record in Instrument No. 200006080057239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 216 Bermuda Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 22nd day of December, 2004.

Brenda K. Moore

Cora J. Craven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brenda K. Moore and Cora J. Craven, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 22nd day of December, 2004.

State of Tennessee at Large

My Commission expires 11/26/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN