Address New Owners:
Nashville Housing Properties, LLC
2905 Jordan Ct, Ste B-202
Alpharetta, GA 30004

Davidson County DEEDWARR
Recvd: 02/24/05 13:45 2 pg
Fees:13.00 Taxes:462.50



20050224-0020607

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Chan McCullough

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Nashville Housing Properties, LLC

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

2604 Deerfield Dr, Nashville, TN 37208 **Map 81-6, parcel 48**

Being Lot No. 1 on the Map of Cumberland Gardens, Section Four, of record in Book 3106, page 24, Register's Office for Davidson County, Tennessee

Said Lot No. 1 fronts 52.0 feet on the northerly side of Deerfield Dr and runs back between lines, 163.8 feet on the westerly side and 138.2 feet on the easterly side to a line in the rear on which it measures 65.4 feet.

This property was conveyed to Chan McCullough by Final Decree of the Chancery Court for Davidson County, Tennessee by instrument of record #20030401-0042617 R.O.D.C. Walter C Bowie and wife, Connie M. Bowie subsequently quitclaimed their interest, if any, to Chan McCullough by instrument of record #20041115-0136643 R.O.D.C.

620 Myrtle St., Nashville, TN 37206 **Map 82-8, parcel 175**

Being Lot No. 183 of Block I & 2 of F.O. Beasley's Subdivision of McFerrin's Addition, as of record in Book 57, Page 136, Register's Office Davidson County, Tennessee.

Said Lot No. 183 fronts 50 feet on the westerly side of Myrtle Street and runs back between parallel lines to an alley.

This being the same property conveyed unto Chan McCullough by Final Decree of the Chancery Court for Davidson County, Tennessee of record in Book 11208, page 92 said Register's Office. Elsie Sharp the only surviving child of Curlie and Mattie Roland quitclaimed her remaining interest, if any, to Chan McCullough by instrument #20010823-0091162 R.O.D.C. Tennessee.

These properties have never been the residence of Chan McCullough or wife, Jane McCullough.

TO HAVE AND TO HOLD the said tract or parcel of land with appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns forever: and we do covenant with the said grantees that we are lawfully seized and possessed of said property in fee simple, have a good right to

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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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 our hands this 24th day of February, 2005.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, 'Tennessee, this 24th day of February 2005.

Commission expires 3.6.06 Notary Public

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 125,000.

AFFIANT

Subscribed and sworn to me this 24th day of February, 2005.

Commission expires 3.6.06 Notary Public

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

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