1613

Return to:
Advantage Title
109 Kenner Ave
Nashville, TN 37205

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/05 15:37 1 pgs
Fees:13.00 Taxes:569.80

20050324-0032290

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 154,000.00

Kimberly Thomas
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF MARCH, 2005.

Deborah K. Devine
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-22-08

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00641

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
George Yousef	Bank of America	MAP:183-5 A
4121 October Woods Drive	P.O. Box 17404	Parcel:114.00 CO
Antioch, TN 37013	Baltimore, MD 21297	

FOR AND 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, WE,

MARK T. MCCULLEY AND WIFE, VERONICA T. MCCULLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GEORGE YOUSEF, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot 376 on the Plan of October Woods, REVISION ONE, PHASE TWO, SECTION FOUR, of record in Plat Book 7900, Page 909 and amended in Plat Book 9700, Pages 437 and 438, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark T. McCulley by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., recorded the 4th day of December, 2001 in Instrument No. 20011204-0132871, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This is improved property known as 4121 October Woods Drive, Antioch, TN 37013

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 15th day of March, 2005.

Mark T. McCulley

Veronica McCulley

Veronica T. McCulley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MARK T. MCCULLE AND VERONICA T. MCCULLEY, 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 purposes therein contained.

Witness my ~~hand and official seal~~ at Brentwood, Tennessee, this 15th day of March, 2005.

Notary Public: _____

My Commission Expires: _____

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
MY COMMISSION EXPIRES MAY 14, 2006

file # 05-00641