FILE BOX 19B
05-04-043-D

Davidson County DEEDWARR
Recvd: 05/18/05 15:28 2 pgs
Fees:13.00 Taxes:4995.00
20050518-0056279

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00. Carol Wilder Affiant Subscribed and sworn to before me, this 16th day of May, 2005. Notary Public My Commission Expires: 3/31/07

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James A. Culver and wife, Nancy N. Culver 110 McArthur Ridge Court Nashville, TN 37220	SUNTRUST MORTGAGE, INC. P.O. BOX 26149 RICHMOND, VA 23260-6149	131-11-0-B 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB HALEY,** married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES A. CULVER AND WIFE, NANCY N. CULVER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Final Plat for McArthur Court of record as Instrument No. 20031204-0174335, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Bob Haley by deed from McArthur Court, LLC, a Tennessee limited liability company, of record as Instrument No. 20040331-0036436, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 20031204-0174335, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4911, page 599, said Register's Office.

4. Covenants, Conditions and Restrictions for McArthur Court Subdivision of record as Instrument No. 20031208-0175805, and as amended in Instrument No. 20040210-0015960, said Register's Office, including re-purchase option vested in developer if building permit is not obtained with in fourteen months of sale and construction is not complete with in two years thereafter.

5. Landscape Agreement of record as Instrument No. 20031008-0149134, said Register's Office.

6. Stormwater Detention Agreement of record as Instrument No. 20030819-0120015, said Register's Office.

7. Charter of McArthur Court Subdivision, Inc., of record as Instrument No. 20031212-0178567, Register's Office for said County.

8. By-Laws of McArthur Court Subdivision, Inc. of record as Instrument No. 20031218-0180476, said Register's Office.

This is improved property known as 110 McArthur Ridge Court, Nashville, TN 37220.

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 and assigns, forever; and I covenant with the said Grantees that we are lawfully seized 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; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of May, 2005.

Bob Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOB HALEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of May, 2005.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27 2007