This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2050084-1

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Send Tax Bills To:
Same
New Owner

Davidson County DEEDWARR
Recvd: 07/06/05 08:11 2 pgs
Fees:13.00 Taxes:1108.15
20050706-0077127

New Owner is:
Jerry C. and LeeAnn Cullen
1104 Nutmeg Court
Brentwood, TN 37027

MAP: 160-11-71.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Marvin R. Wells and wife, Linda J. Wells**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jerry C. Cullen and wife, LeeAnn Cullen**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 1104 Nutmeg Court, Brentwood, TN 37027

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 36 on the Plan of Hearthstone, Phase 9, of record in Book 6900, page 374, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marvin R. Wells and wife, Linda J. Wells from Radnor Homes, Inc. by Warranty Deed dated March 28, 1989 and recorded March 29, 1989 in Book 7803, page 745, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 7302, page 92 and all matters of record on plat in Book 6900, page 374 and Book 7334, page 188, Register's Office for Davidson County.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of June, 2005.

GRANTOR:

Marvin R. Wells

Linda J. Wells

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Marvin R. Wells and wife, Linda J. Wells**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of June, 2005.

Notary Public

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-24-05

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $299,500.00.

Affiant

SWORN TO and subscribed before me this 30 day of June, 2005

NOTARY PUBLIC
My commission expires: 9-24-05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.