Davidson County DEEDWARR
Recvd: 01/04/06 10:38 2 pgs
Fees:13.00 Taxes:344.84
20060104-0000974

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44363

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,200.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-30-08

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
ROBERT L. McCULLOUGH
3132 Ironwood Drive
Nashville, TN 37214

SEND TAX BILLS TO:
N BANK, NA
55 MERCHANT ST. #300
CINCINNATI, OH 45246

MAP-PARCEL
96-10-302

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, OAKLEY BRYAN and wife, VERNICE BRYAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. McCULLOUGH and JESSICA A. STEWARD**

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

LAND in Davidson County, Tennessee, being Lot No. 784 on the Plan of Cloverhill, Section I, as of record in Book 2331, page 57, Register's Office for Davidson County, Tennessee.

SAID Lot No. 784 fronts 107 feet on the easterly side of Ironwood Drive and runs back 188.6 feet on the northerly line and 200 feet on the southerly line to a dead line in the rear on which it measures 107.9 feet.

BEING the same property conveyed to Oakley Bryan and Vernice Bryan by Quitclaim Deed from Kathleen B. Neal, now known as Kathleen B. Thompson, of record in Book 9792, page 735, Register's Office for Davidson County, Tennessee and being the same property conveyed to Kathleen B. Neal and Vernice M. Bryan by deed from Neal Ramsay and wife, Susan C. Ramsay, of record in Book 5835, page 182, Register's Office for Davidson County, Tennessee.

This is improved property known as **3132 Ironwood Drive, Nashville, Tennessee 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 and assigns forever, and we do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 our hands this 30th day of December, 2005.

Oakley Bryan
OAKLEY BRYAN

Vernice Bryan
VERNICE BRYAN

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 OAKLEY BRYAN and wife, VERNICE BRYAN, the bargainors, 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 Nashville, Tennessee, on this 30th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006