Davidson County DEEDWARR
Recvd: 06/28/06 14:34 2 pgs
Fees:13.00 Taxes:882.45

20060628-0077543

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN1818

WARRANTY DEED

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$238,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of June, 2006

Notary Public

My Commission Expires SEPT. 19, 2009 MY COMMISSION EXPIRES: 9/19/09

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS To:	MAP-PARCEL NUMBERS
Michael D. Pullman **1406 Eastland Avenue** **Nashville , TN 37206**	Same as new owner	**083-05-0-385.00**

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,

Christopher R. Payne , an unmarried man

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

Michael D. Pullman , an unmarried man

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

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Map of the Subdivision of the C.F. Ordway home Place, as of record in Book 57, Page 88, Register's Office for said County, described as follows:

Beginning on the southerly margin of Eastland Avenue, formerly Vaughn Turnpike, 300 feet west of the westerly margin of the 15th, formerly Bramlett Street, said point being the northwest corner of a part of said lot conveyed to J.F. Dean and wife, by deed from George W. Shields Jr. and wife, as of record in Book 541, page 210, Register's Office, thence with their west line, southwardly 170 feet to an alley; thence with the northerly margin of said alley, westwardly 50 feet to another alley; thence with the easterly margin of the last mentioned alley, northwardly 170 feet to Eastland Avenue; thence with the southerly margin of said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Christopher R. Payne, by Warranty Deed from Conley Construction Company, LLC, a Tennessee limited liability company, dated 9-14-00 and recorded 10-3-00 in Instrument No. 20001003-0097541, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 57, page 88, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1406 Eastland Avenue , Nashville , TN 37206**
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 20th day of June, 2006.

Christopher R. Payne

Christopher R. Payne

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 Christopher R. Payne the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 2006.

Commission Expires: 11/4/06

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public