This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060720

Davidson County DEEDWARR
Recvd: 09/20/06 11:23 2 pgs
Fees:13.00 Taxes:340.77
20060920-0116441

Send Tax Bills To:
New Owner

New Owner is:
Jason & Camille Malucci
4917 Lessa Ann Lane
Hermitage, TN 37076

MAP: 076-05-0
PARCEL: 021.00

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, **Leland V. Cutlip**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jason Malucci and wife, Camille Malucci**, 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:

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

A tract of land lying and situated in Davidson County, Tennessee being Lot No. 20, on the Plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Leland V. Cutlip, unmarried from Jeffery L. Jackson and wife, Frances Jackson by Warranty Deed of record , in Book 11315, Page 750, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

L V C
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 14th day of September, 2006.

GRANTOR:

Leland V Cutlip

Leland V. Cutlip

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Leland V. Cutlip**, 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 14th day of September, 2006.

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

Sandi McCloud
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $92,100.00.

Affiant

SWORN TO and subscribed
before me this 15th day of
September, 2006

Georgette R. Kennedy
NOTARY PUBLIC

My commission expires:

9-19-09

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY