Davidson County DEEDWARR
Recvd: 04/10/07 13:23 3 pgs
Fees:18.00 Taxes:270.84
20070410-0042662

**This Instrument Was Prepared By:**
**Stockton Title and Escrow, LLC**
**5110 Maryland Way, Ste. 320**
**Brentwood, TN 37027**

## WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia A. Cullom** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Liff-Newberry Ventures** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

**See Exhibit "A" for Legal Description**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 9 day of March, 2007.

Patricia A. Cullom
**Patricia A. Cullom**

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Patricia A. Cullom**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 9 day of March, 2007

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

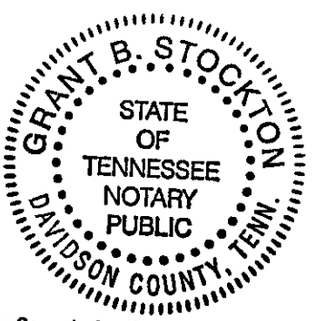
The actual consideration or value, whichever is greater, for this transfer is **$73,200.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9 day of March, 2007.

Notary Public

My Commission Expires:_____




**Map and Parcel: 105-03-0-274.00**

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Liff-Newberry Ventures
209 10th Ave. South
Ste. 432
Nashville, TN 37203

Exhibit A

Being part of Lot No 30 on the Plan of John Nelson's Addition to Nashville, as of record in Book 2, page 182, Register's Office for Davidson County, Tennessee.

Said part fronts 45 feet on the west side of Second Avenue South, and extends back westerly between parallel lines 127 feet to an alley in the rear. The southeast corner of this lot is 96 feet north of the northwest corner of Second Avenue South Tuteiler Avenue and extends thence 45 feet to the west side of Second Avenue to a point in said line; thence westerly perpendicular to Second Avenue 127 feet to an alley in the rear; thence south with the east line of said alley 45 feet; thence 127 feet east to the beginning.

Being the same property conveyed to Patricia A. Cullom, by Quitclaim Deed from Frank C. Ingraham, trustee dated 06/05/90, and recorded 06/06/90 in Book 8124, page 945, Register's Office for Davidson County, Tennessee.