[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Richard E. Northcutt and wife, Peggy E. Northcutt	New Owner	Map/Parcel
1716 Marsden Avenue		09109008500
Nashville, TN 37216		07-03-12918 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Betty O. Place, a single person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Richard E. Northcutt and wife, Peggy E. Northcutt,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being the easterly 60 feet of the westerly 70 feet of Lot No. 44 on the Plan of The T.M. Nall's Subdivision of Lots Nos. 18, 19 and 20 of the The B.F. Cockrill Land, as of record in Book 421, page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betty O. Place by Warranty Deed from R. David Mangrum , Aileen M. Hardwick, Linda Loretta M. Rediker, Tamra Lynn M. Rainey and Barton Jay Mangrum, recorded on the 2nd day of June, 2003, in Instrument No. 20030602-0074659, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters shown on Plat in Plat Book 421, page 63, Register's Office for Davidson County, Tennessee.
2. 2007 county property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.
3. Easement of record in Book 4026, page 477, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 6002 Deal Avenue, Nashville, TN 37209

[STATE OF TENNESSEE]

[COUNTY OF DAVIDSON]

Davidson County DEEDWARR
Recvd: 04/13/07 13:43 2 pgs
Fees:13.00 Taxes:370.00
20070413-0044738

The actual consideration or value, whichever is greater for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me

this 11th **day of April, 2007**

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

Notary Public

ROBERT JOHN NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of April, 2007.

Betty O. Place

State of Tennessee
County of Davidson_

Personally appeared before me, a Notary Public for the State and County aforesaid, **Betty O. Place,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2007.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: **MY COMMISSION EXPIRES: September 19, 2009**