Return to
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

6

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me
This 11th day of May 2007
Notary exp: 11/22/2010

Address of new owners:
801 North 12th Street
Nashville, TN 37206

Send tax bills to:
Countrywide Home Loans
801 Crescent Centre Dr
St 510
Franklin, TN 37067

Map & Parcel:
083-050-255

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Lara K. Kuhlman, unmarried** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jason Pate and wife Elizabeth Pate** 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 Lot No. 38 and the southerly 15 feet of Lot 39 on the Plan of Edgewood, E.T. Brown's Subdivision of the Bransford Place, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee.
Said Lot No. 38 and the southerly part of Lot No. 39 front together 65 feet on the easterly side of North 12th Street and runs back with the northerly margin of Edgewood Place, 200 feet to an alley and measures 65 feet thereon.

Being the same property conveyed to LARA K. KUHLMAN, by deed from JACK L. BAILEY, JR., of record as Instrument No. 20010518-0052035, DATED April 30, 2001, said Register's Office.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: 801 North 12th Street Nashville, TN 37206
OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 05/15/07 08:20 2 pgs
Fees:13.00 Taxes:921.30
20070515-0057852

Witness my hand this 11 day of May, 2007.

Lara K. Kuhlman

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 Lara K. Kuhlman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 11 day of May, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007