WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/07 11:38 2 pgs
Fees:13.00 Taxes:1446.70

20070614-0071323

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $391,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JUNE, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02169 CULLISON CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Eric Cullison and Susan Hooper Cullison	same	11813001300
1106 Grandview Drive		
Nashville, TN 37204		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VICTOR C. BATSON, AND WIFE, FRANK W. BATSON

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

ERIC CULLISON, AND WIFE, SUSAN HOOPER CULLISON

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

SEE EXHIBIT "A"

This is improved property known as 1106 Grandview Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 12th day of June, 2007.

Victor C. Batson

Victor C. Batson

Frank W. Batson

Frank W. Batson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, VICTOR C. BATSON AND FRANK W. BATSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of June, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 325 FEET OF LOT NO. 47, THE WESTERLY 37.5 FEET OF LOT NO. 46 AND THE WESTERLY 45 FEET OF LOT NO. 43 ON THE MAP OF SECTION I, ORIENTAL GOLF CLUB SUBDIVISION OF RECORD IN BOOK 1424, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF GRANDVIEW DRIVE AT THE CORNER OF LOTS NOS. 47 AND 48; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 325 FEET TO AN IRON PIN; THENCE EASTWARDLY 75 FEET TO AN IRON PIN AT THE NORTHWEST COUNTY OF LOT NO. 4; THENCE SOUTHWARDLY ALONG THE WESTERLY MARGIN OF LOT NO. 42.75 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT NO. 43; THENCE EASTWARDLY ALONG THE NORTHERLY LINE OF LOT NO. 43.45 FEET TO AN IRON PIN; THENCE SOUTHWARDLY 75 FEET TO A POINT DID THE NORTHERLY LINE OF LOT NO. 46; THENCE WESTWARDLY ALONG THE NORTHERLY LINE OF LOT NO. 46.75 FEET TO A POINT, SAID POINT BEING 37.5 FEET EAST OF THE EASTERLY MARGIN OF LOT NO. 47; THENCE A SOUTHWARDLY AND PARALLEL WITH THE EASTERLY MARGIN OF LOT NO. 47, 175 FEET TO A POINT IN THE NORTHERLY MARGIN OF GRANDVIEW DRIVE, SAID POINT BEING 187.5 FEET WEST OF AN IRON PIN AT THE NORTHWESTERLY CORNER OF GRANDVIEW DRIVE AND ACKERMAN COURT; THENCE EASTWARDLY ALONG THE NORTHERLY MARGIN OF GRANDVIEW DRIVE 112.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO VICTOR C. BATSON AND WIFE, FRANK W. BATSON BY WARRANTY DEED FROM BISHOP MARVIN DOSS AND WIFE, ORA MABEL DOSS, RECORDED ON THE 18TH DAY OF APRIL, 1962 IN DEED BOOK 3371, PAGE 323, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.