Davidson County DEEDWARR
Recvd: 06/26/07 09:59 3 pgs
Fees:18.00 Taxes:64.53
20070626-0076060

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert D. Fulcher Eleanor W. Fulcher 9467 Little E. Fork Road Franklin, TN 37064	Same	178/27

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, M. JANE CLEVELAND ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto ROBERT D. FULCHER and wife, ELEANOR W. FULCHER (collectively "Grantee"), their heirs and assigns, certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), together with all improvements and fixtures located thereon and together with all rights and easements appurtenant thereto. Said property is conveyed subject to taxes for 2007 and thereafter.

This is unimproved property located on Big East Fork Road, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, their heirs and assigns, forever.

Grantor covenants with the Grantee that said real property is free from all encumbrances made or suffered by Grantor except as set forth above.

Grantor covenants and binds themselves to warrant specially and forever defend the title to said real estate to Grantee, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 22 day of June, 2007.

M. JANE CLEVELAND

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, M. Jane Cleveland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of June, 2007.

Notary Public

My Commission Expires:_____

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

STATE OF Tennessee)

COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $17,440.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2007.

Notary Public

My Commission Expires:_____

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

EXHIBIT A

Being a parcel of Land located in Davidson County, Tennessee, said parcel being a portion of the land conveyed to Elmer A. Jones, ETUX, as recorded in Book 4843, Page 965, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an old iron rod South of the Little East Fork Creek, said point being a common corner to Linda F. Burnsed, as recorded in Instrument Number 20020730-0091110, and being 498.5 feet South of the Southerly margin of Highway 96;

Thence, with said Burnsed Property, South 18 Degrees 31 Minutes 55 Seconds West 299.25, feet to an old iron rod, a common corner with Gary and Anita Christy;

Thence, South 67 Degrees 18 Minutes 47 Seconds West 85.42, feet to an 8" Hickory at a fence break;

Thence, South 65 Degrees 26 Minutes 41 Seconds West, 304.54 feet to a point in a fence line, a common corner with Mary Linton Little as recorded in Instrument Number 20000821-0082226, R.O.D.C., TN, and Jane M. Cleveland as recorded in Instrument Number 20060419-0044918, R.O.D.C., TN;

Thence, with said Cleveland's East Line, North 64 Degrees 28 Minutes 40 Seconds West, 136.71 feet to an old iron rod, a common corner between said Cleveland and Robert D. Fulcher, III, Etux, as recorded in Book 10271, Page 41, R.O.D.C., TN;

Thence, with said Fulcher's South Line, North 53 Degrees 16 Minutes 24 Seconds East, 672.03 feet passing an old witness iron rod at 666.44 feet;

Thence, South 63 Degrees 48 Minutes 39 Seconds East 39.73 feet to the Point of Beginning and containing 94,976 Square Feet or 2.18 Acres.

Being the same property conveyed to Grantor by deed of record as recorded in Instrument Number 20070510-0056467, Register's Office for Davidson County, Tennessee.