PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/05/07 09:59 2 pgs
Fees:13.00 Taxes:2331.00
20070705-0079845

W & I Ref:(dm) Title No: 48750
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael F. McCulla Tonya G. McCulla 6404 Brownlee Drive Nashville, Tennessee 37205	Countrywide Home Loans, Inc. 801 Crescent Centre Drive, Ste 510 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 11511000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$630,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joan P. Kozoll and Lawrence J. Pass as Executors under the Will of Bernard J. Pass of record in Docket No. 05P1492 in the Seventh Circuit Court for Davidson County Tennessee, Probate Division**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael F. McCulla and spouse, Tonya G. McCulla** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of West Meade Estate, Section I, of record in Book 2663, Page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 160.05 feet on the broken northerly side of Brownlee Drive and runs back between lines 374.6 feet on the westerly line and 193.2 feet on the easterly line to a dead line in the rear on which it measures 214.6 feet.

Being the same property conveyed to Bernard J. Pass and wife, Ann B. Pass by deed from A. B. Ivey and wife, Doris C. Ivey, of record in Book 3162, Page 49, said Register's Office. By Quitclaim Deed of record in Book 4426, Page 802, said Register's Office, subject property was conveyed to Ann B. Pass. The said Ann B. Pass has since died. The will of Ann B. Pass of record in Will Book 211, Page 614 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised subject to Bernard J. Pass. The said Bernard J. Pass has since died. The will of Bernard J. Pass of record in Docket No. 0501492 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Joan P. Kozoll and Lawrence J. Pass as Co-Executors, with power to convey subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 110, said Register's Office, which Plan shows a 50 foot minimum building setback line from Brownlee Drive and a 10 foot easement for public utility purposes along the rear and easterly side line(s). And a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 5703, Page 134, said Register's Office.

This is improved property, known as: 6404 Brownlee, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of July, 2007.

Lawrence J. Pass, Executor

Joan P. Kozoll, Executor

State of TENNESSEE

County of DAVIDSON

On this 3rd day of July, 2007 , before me the undersigned authority, personally appeared Lawrence J. Pass, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____

Notary

State of ILLINOIS

County of Champaign

On this 2nd day of July, 2007, before me the undersigned authority, personally appeared Joan P. Kozoll, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

"OFFICIAL SEAL" SEAN DANIELS Notary Public, State of Illinois My commission expires 05/07/11

My Commission Expires: 5-7-11

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $630,000.00

Affiant

Sworn and subscribed before me this the 3rd day of July, 2007

My Commission Expires: 1-12-09

Notary Public

IVA J. PARKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.