07

REALTY TITLE
Box 48A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Rachel J Wells
Affiant

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2007.

Deborah K Devine
Notary Public
MY COMMISSION EXPIRES: 11/22/08
File No. G7-3614D

Davidson County DEEDWARR
Recvd: 07/27/07 09:23 2 pgs
Fees:13.00 Taxes:1476.30
20070727-0089188

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Russell Allen McCullum and wife, Catherine Anne McCullum (NAME) | **Pentagon Federal CU** (NAME) | **For 2006 -** p/o 172-150/172-154 |
| 421 Caledonian Court (STREET ADDRESS | **P. O. Box 1432** (STREET ADDRESS) | **For 2007 - 172-10-0-B-125** |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | **Alexandria, VA 22313** (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **M. David Hughes and wife, Heather D. Hughes,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell Allen McCullum and wife, Catherine Anne McCullum,** 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. 17 on the plan of CHRISTIANSTED VALLEY, PHASE THREE, A PLANNED UNIT DEVELOPMENT, as shown by plat of record in Instrument No. 2006030160030458, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to M. David Hughes and Heather D. Hughes, husband and wife from Turnberry Homes, LLC, by Special Warranty Deed dated October 30, 2006, as Instrument No. 200611010135381, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 421 Caledonian Court, Nashville, TN 37211.

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. Whenever 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 my/our hand(s) this 16th day of July, 2007.

M. David Hughes — July 16, 2007 Date

Heather D. Hughes — July 16, 2007 Date

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 M. David Hughes and wife, Heather D. Hughes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of July, 2007.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

*PREPARED BY ~~AND RETURN TO~~:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067