Davidson County DEEDWARR
Recvd: 08/02/07 15:18 3 pgs
Fees:18.00 Taxes:1147.00

20070802-0092150

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THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2007.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Jason A. Jakubowski et ux
Kristan E. Jakubowski
5032 Stonemeade Drive
Nashville, TN 37211

Send Tax Bills To:
SunTrust Mortgage, Inc.
201 4th Avenue North
Nashville, TN 37219

Map-Parcel Number:
155 15 OA 081.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL F. MCCULLA AND WIFE, TONYA G. MCCULLA,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JASON A. JAKUBOWSKI AND WIFE, KRISTAN E. JAKUBOWSKI**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Stonemeade, Section I, of record in Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael F. McCulla and wife, Tonya G. McCulla by deed dated June 9, 2005, from Francisco Manuel Mantero and wife, Angela T. Mantero, of record as Instrument no. 20050610-0066907, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants of record in Book 7701, page 290, as reaffirmed at Book 8349, page 43 and amended at Book 8810, page 840, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6900, pages 800 and 801, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 5032 Stonemeade Drive, 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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 2nd day of August, 2007.

Michael F. McCulla

By: Tonya G. McCulla, Attorney-in-fact

Tonya G. McCulla

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TONYA G. MCCULLA**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of August 2007.

Notary Public

My Commission Expires: 5/2/2011

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TONYA G. MCCULLA**, the within named bargainor, 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 2nd day of August, 2007.

Notary Public

My Commission Expires: 5/2/2011

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.