Davidson County DEEDWARR
Recvd: 08/07/07 10:00 2 pgs
Fees:13.00 Taxes:3178.30

20070807-0093953

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

ALISON L. RUTLEDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $859,000.00

Affiant

Subscribed and sworn to before me
this 3 day of August, 2007

Notary exp: 5.23.09

Address of new owners:
William S. Paul
1800 Beechwood Avenue
Nashville, TN 37212

AZR

Send tax bills to:
First Horizon Home Loans
3803 Parkwood Blvd. Ste 600
Frisco, TX. 75034

Map & Parcel:
104-16-418

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Eric Cullison and Wife, Susan Cullison** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William S. Paul and Wife, Tanya S. Surawicz** 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. 2 on the Plan of the Resubdivision of Lots 210 and 209, Belmont Land Company's Subdivision of Belmont Heights of record in Plat Instrument #20040625-0075461, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric Cullison and wife, Susan Cullison, by deed dated July 31, 2003 from Herbert J. Allen, unmarried, of record in Instrument #20030815-0118097, said Register's Office.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **1800 Beechwood Avenue Nashville, TN 37212**

OR The property is unimproved.

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.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 3 day of August, 2007.

Eric Cullison

Susan Cullison

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 Eric Cullison and Susan Cullison, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 3 day of August, 2007

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007