Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/17/07 15:05 3 pgs
Fees:18.00 Taxes:1322.75
20071017-0123363

ADDRESS NEW OWNER:
Michael P. Northcutt
8540 Cub Creek Road
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Tennessee Home Loans, a division of First Tennessee Bank National Association
103 Contintntal Place, Suite 300
Brentwood, TN 37027

MAP 77
GROUP
PARCEL 72.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kristy Lynn Nolan, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael P. Northcutt and wife, Jennifer E. Northcutt**, 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:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Kristy Lynn Nolan, unmarried by deed dated April 27, 1997 from Robert A. Dunn and Walton L. Dunn of record in Book 10430, page 912, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **8540 Cub Creek Road, Nashville, Tennessee 37209.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand this the **12th** day of **October, 2007.**

Kristy Lynn Nolan

Kristy Lynn Nolan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kristy Lynn Nolan, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of October, 2007.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $357,500.00.

AFFIANT

Subscribed and sworn to before me on this 12th day
of October, 2007.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

Exhibit "A"

Land in Davidson County, Tennessee, situated on the north side of Cub Creek Road and more particularly described according to a survey from A&A Engineers, Inc., by Howard W. Anderson, License #537, dated April 3, 1997, as follows:

Connecting at an iron pin in the southwest corner of the Paul Miller tract as of record in Book 8895, page 188, said iron pin being in the northern right of way margin of Cub Creek Road; thence with said right of way S 54' 32' W 166.13 feet to the point of beginning; thence continuing on the same bearing 150.00 feet to an iron pin; thence leaving said right of way N 35' 27' 42" W 450.00 feet to an iron pin; thence N 39' 49' 47" W 821.00 feet to an iron pin ; thence N 54' 45' 13" E 330.00 feet to an iron pin; thence S 23' 45' 53' E 579.40 feet to an iron pin; thence S 35' 27' 42" E 700.00 feet to the point of beginning, said tract containing 5.72 acres, more or less.