Davidson County DEEDWARR
Recvd: 12/03/07 14:39 2 pgs
Fees:13.00 Taxes:1165.50

20071203-0139963

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **ERIC W. SAWYER, ET UX** | **CHURCHILL MORTGAGE, INC.** | **160-11-0-071.00** |
| (NAME) **1104 NUTMEG COURT** | (NAME) **761 OLD HICKORY BLVD., STE. 400** | |
| (ADDRESS) **BRENTWOOD, TN 37027** | (ADDRESS) **BRENTWOOD, TN 37027** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JERRY C. CULLEN AND WIFE, LEEANN CULLEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC W. SAWYER AND WIFE, HEATHER L. SAWYER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Hearthstone, Phase 9, of record in Book 6900, page 374, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry C. Cullen and wife, LeeAnn Cullen by deed dated June 30, 2005 from Marvin R. Wells and wife, Linda J. Wells, of record as Instrument No. 20050706-0077127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Book 6900, page 374; Restrictive Covenants of record in Book 5409, page 485 and Book 7302, page 92; Declaration of covenants, conditions and restrictions of record in Book 7053, page 982 and amended in Book 9945, page 958, said Register's Office, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **1104 NUTMEG COURT, BRENTWOOD, TN 37027**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this **30th** day of **November, 2007.**

JERRY C. CULLEN

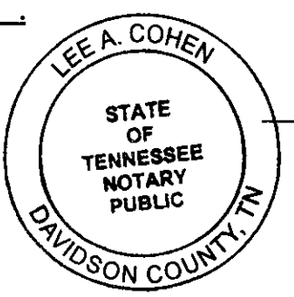
LEEANN CULLEN

**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 **Jerry C. Cullen and Leeann Cullen,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this **30th** day of **November, 2007**.

My Commission expires: **August 23, 2011**.




Notary Public