Davidson County DEEDWARR
Recvd: 12/12/07 12:16 2 pgs
Fees:13.00 Taxes:499.50

20071212-0143210

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2007.

Notary Public

My commission expires: 2/26/2011

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jon Patrick Hulleman** | **SunTrust Mortgage, Inc.** | **142140CO5600CO** |
| **4911 Cabrillo Point** | **P.O. Box 57028** | |
| **Byron, CA 94514** | **Irvine, CA 92619-7028** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**James Thorpe and David Childers, both married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jon Patrick Hulleman, a married man**

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 Unit No. 19B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No.20060601-0064701, Register's Office for Davidson County, Tennessee.**

**Being part of the same property conveyed to James Thorpe and David Childers by Deed dated 5/26/2006 of record in Instrument No. 20060606-0066766 and by Deed of Correction of record in Instrument No. 20070516-0068466 from Steve Chaisson; being the same property previously conveyed to Steve Chaisson by Warranty Deed dated 06/01/2006 of record in Instrument No. 20060601-0064700 from Robert P. Ziegler, Trustee with full power to sell, transfer and convey without the joinder of any beneficiary, of record in Instrument No.20060601-0064700, Register's Office for Davidson County, Tennessee.**

***Grantors herein certify, under penalty of perjury that this property has never been the principal residence of herein grantors or their spouses.**

This is improved (_X_) Unimproved (____) property, known as **756 B McPherson Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 **GRANTEE, his** 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/our hand(s) this 7th day of December, 2007.

**James Thorpe**
by David Childers as Attorney in Fact

David Childers

**POWER OF ATTORNEY**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned Notary Public of said County and State, personally appeared **David Childers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **James Thorpe,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **James Thorpe**, the within named bargainor(s) by the said **David Childers** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 7th day of December, 2007.

Robin S Edwards
**Notary Public**

My commission expires 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David Childers, a married man**, the bargainor(s) 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, at office, this **7th** day of **December, 2007.**

Robin S Edwards
**Notary Public**

**My Commission Expires:** 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY