THIS DOCUMENT PREPARED BY ~~(AND AFTER RECORDING RETURN TO):~~
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1443

return to:

Property Address: 2615 Habersham Ave, Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 01/25/08 10:54 2 pgs
Fees:13.00 Taxes:296.00

20080125-0008033

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nancy L. Maiden, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **David R. McCulloch, unmarried,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 13A on the Zone Lot Division of Lot No. 13 on the Plan of Bluefield Square Subdivision, Section 3, of record in Plat Book 6200, Page 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from William Stewart Maiden, dated **December 13, 2007** and recorded in Instrument No. **20080110-0003072**, in the Register of Deeds for the City of Nashville, County of Davidson.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [**X**] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 18 day of January, 2008.

Nancy L. Maiden (Seal)

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 18 day of January, 2008, before me the undersigned officer, personally appeared Nancy L. Maiden, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

NOTARY PUBLIC-STATE OF FLORIDA
K. Hannah
Commission # DD656852
Expires: MAR. 28, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public

My Commission expires: 3/28/2011

Grantee's Name, Address, Phone:
David R. McCulloch

Map and Parcel No.: 095-08-0-214.00

SEND TAX STATEMENTS TO: David R. McCulloch
2617 Habersham Avenue
Nashville, TN 37214

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 18 day of Jan 2008.

Notary Public
My Commission expires: 3/28/2011

State of Tennesee
County of Williamson

I, or we, hereby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Bernie Curry

Subscribed and sworn to before me this 24th day of January, 2008.

Notary Public
My commission expires:
1/23/10

NOTARY PUBLIC-STATE OF FLORIDA
K. Hannah
Commission # DD656852
Expires: MAR. 28, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON