RETURN TO:

**First National Financial Title**
**25 Century Blvd., Ste. 203**
**Nashville, TN. 37214**

NIS-446

This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

# WARRANTY DEED

**THIS INDENTURE**, made this 23 day of April , A.D., 2008 , by and between

Penelope McCullough An unmarried person

First Parties, and

Sean Booth, unmarried, and Leonard Stoddard, unmarried, as joint tenants with right of survivorship

Second Parties,

**WITNESSETH:** That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 96 ON THE PLAN OF CASTLEGATE, SECTION ONE, AS OF RECORD IN PLAT BOOK 4460, PAGE 115, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

**OWNER:**
Sean Booth and Leonard Stoddard
108 Bluewater Circle
Nashville, TN 37217

**RESPONSIBLE TAXPAYER:**
CTX Mortgage Co
PO Box 199114
Dallas TX 75219-9114

Davidson County DEEDWARR
Recvd: 04/28/08 10:19 2 pgs
Fees:13.00 Taxes:533.17
20080428-0042821

PROPERTY ADDRESS: 108 BLUEWATER CIRCLE, NASHVILLE, TN 37217

MAP & PARCEL: 136-14-087.00

Being the same property conveyed to Penelope McCullough by deed from Christopher S. Turner and Alicia M. Turner of record in Instrument 200306040077109 on 11/09/2001 and filed for record on 06/04/2003, Register's Office for Davidson County, Tennessee.

MR-PA-150650

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the said First Parties hereunder set their hands and seals the day and year first above written.

×Penelope McCullough ×_____

Penelope McCullough

✓STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Penelope McCullough An unmarried person, 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 22 day of FEBRUARY, 20 08.

_____ Notary Public

My Commission Expires: 3/20/10

LAWRENCE JOEL HIRSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TN COUNTY OF WILLIAMSON

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 144,100.00 Affiant _____.

Subscribed and sworn to before me this 1 day of April, 20 08.

_____

My Commission Expires: 5/24/09

DAVIDSON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MR-PA-150650