03

Fruhy Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $[redacted] ~~$107,500.00~~

Affiant

Subscribed and sworn to before me, this 30th day of July, 2008.

Notary Public
My commission expires: 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/31/08 09:32 2 pg
Fees:13.00 Taxes:397.75
20080731-0078406

03-0804-35401

Address of New Owner:	Send Tax Bills to:	Tax Information
Lanny L. Babb	WR Starkey Mortgage, LLP	060-04-0-058.00
222 Maplewood Terrace	5505 W. Park Blvd., Suite 300	
Nashville TN 37207	Plano, TX 75093	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Georgia Ruth Brown, Successor Trustee of the McCutchen Trust u/a/d May 25, 2004, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lanny L. Babb, hereinafter called the Grantees, their successors 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 part of Lot 2 on the Plan of the Real Estate of William Phillips, deceased, of record in Book 57, Page 21, Register's Office for Davidson County, Tennessee, and described as follows:
Beginning at a point in the center line of Maplewood Lane at the northeast corner of the property conveyed to E.M. O'Brien by deed of record in Book 1174, Page 428, said Register's Office, said point being 627 feet 4 inches west of the west margin of Maplewood Boulevard; thence south 3 1/4° West 763 feet, more or less, to a point which is 628 feet west of the west line of Maplewood Boulevard, said point being in the line between Lots Nos. 2 and 3; thence North 85 1/2 ° West, along the line between Lots Nos. 2 and 3, 170.5 feet to a point; thence North 3 1/4° East 766.4 feet, more or less to the center line of Maplewood Lane; thence with the center line of the same, South 85 1/2 ° East 170.5 feet to the point of beginning.

For informational purposes only, the prior deed of record sets out the subject property as containing 3 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTON BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS ALL THAT LAND CONVEYED IN BOOK 2146, PAGE 501, BOOK 3890, PAGE 443, BOOK 4978, PAGE 217, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to George Washington McCutchen and wife, Nellie Ann McCutchen by deed from Hayden A. Bryant and wife, Evelyn Bryant, dated 11-24-48, recorded 11-26-48, of record in Book 1675, Page 13, Register's Office for Davidson County, Tennessee. George McCutchen having since died in 1972. Nellie Ann McCutchen having conveyed her interest in subject property to Nellie P. McCutcheon, Trustee or Trustor of McCutchen Trust, u/a/d dated May 25, 2004, by quitclaim deed of record in Instrument No. 20040625-007655, Register's Office for Davidson County, Tennessee. Nellie Ann McCutchen having since died, May 3, 2007, leaving subject property to Georgia Ruth Brown as the Successor Trustee per The McCutchen Family Trust u/a/d May 25, 2004.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 222 Maplewood Terrace, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of July, 2008.

Georgia Ruth Brown Successor Trustee

Georgia Ruth Brown, Successor Trustee
of the McCutchen Trust u/a/d May 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Georgia Ruth Brown, Successor Trustee of the McCutchen Trust u/a/d May 25, 2004, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 7th day of July, 2008.

Diane K. Mann

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09