Davidson County DEEDWARR
Recvd: 09/03/08 15:16 2 pg
Fees:13.00 Taxes:584.60

20080903-0090410

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2008.

Notary Public
MY COMMISSION EXPIRES:
File No. 08-6199D

Kate Rosenthal
State of Tennessee
Notary Public
County

MY COMMISSION EXPIRES NOV 22 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joel Albert Fulmer, V, unmarried (NAME)	Same (NAME)	83-2-121
1420 Sharpe Avenue (STREET ADDRESS	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Parker Hamilton Nusbickel and Elizabeth S. Jones, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Albert Fulmer, V, unmarried,** 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 Lot No. 69 of a Subdivision of Lots 8,9,10 and part of 7 in Block "A", Lots 13 & 14 in Block "B" and all of Block "C" in Subdivision of WEEKLEY PLACE, as shown by plat of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Parker Hamilton Nusbickel from Aaron Fortner and wife, Kelly Byrd Fortner and Jason R. Minor and wife, Amanda B. Minor, by Deed dated February 25, 2005, as Instrument No. 200503040023986, in the Register's Office for Davidson County, Tennessee.

Elizabeth S. Jones, spouse of the above named Parker Hamilton Nusbickel joins in this conveyance for the purpose of conveying any interest she may have in the above described property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1420 Sharpe Avenue, Nashville, TN 37206.

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. Whenever 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 29th day of August, 2008.

Parker Hamilton Nusbickel — August 29, 2008 (Date)

Elizabeth S. Jones — August 29, 2008 (Date)

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Parker Hamilton Nusbickel and Elizabeth S. Jones, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of August, 2008.

My Commission Expires: _____

Notary Public

PREPARED BY AND ~~RETURN TO:~~

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215