WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Linda A Williams
Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. JOHN GLEAVES

R-FAMC-10-0522

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda A. Williams	Franklin American Mortgage Company	
522 Morton Avenue	(NAME) 501 Corporate Centre Dr # 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	119-13-156.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAING MCCULLOUGH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA A. WILLIAMS , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 21, H. G. MCNABB SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 64, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE SAID TODD PEWITT JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CHAN MCCULLOUGH TO LAING MCCULLOUGH AS RECORDED ON THE 12TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070912-0109333 AND SUBSTITUTE TRUSTEE'S DEED FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., AS SUBSTITUTE TRUSTEE TO CHAN MCCULLOUGH AND LAING MCCULLOUGH, EACH A ONE-HALF UNDIVIDED INTEREST AS RECORDED ON THE 12TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070212-0017861, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 64; BOOK 7975, PAGE 449; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 522 Morton Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100063452 DEEDWARR
Recvd: 10/06/10 15:01 2 pgs
Fees:13.00 Taxes:431.05
20101006-0080187

Witness my/our hand(s) this 30th day of September, 2010.

Laing McCullough

Todd Pewitt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laing McCullough and Todd Pewitt, the within named bargainor, 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 the 30th day of September, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903