Davidson County DEEDWARR
Recvd: 10/28/10 15:52 3 pgs
Fees:18.00 Taxes:518.00
20101028-0086483

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.**

Helen M. Young
Affiant

Subscribed and sworn to before me, this the 28th day of October, 2010.

Notary Public

My commission expires: 9/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Helen M. Young	Regions Bank dba Regions Mortgage	**Map 105-01, Parcel 551.00**
923 Kirkwood Dr.	2050 Parkway Office Circle	
Nashville TN 37204	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cassandra Y. McCullom, Heir at Law of Edna M. McCullom

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Helen M. Young

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. 48 on the Plan of Southside park Estates, Section 1, of record in Plat Book 4460, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to William R. McCullom and wife, Edna M. McCullom by Deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin, of record in Book 4695, Page 29, dated April 2, 1973, Register's Office for Davidson County, Tennessee. The said William R. McCullom died testate on August 8, 2008 and Edna M. McCullom died testate on December 25, 2009. The property is vested in Cassandra Y. McCullom as the only Heir at Law of Edna M. McCullom.

This conveyance is subject to restrictive covenants of record in Book 4575, Page 964, and to Agreements, covenants and restrictions in Book 4573, page 595, Book 4573, page 601, and in Book 4573, page 607, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (_X_) Unimproved (____) property, known as **1008 13th Avenue South, Nashville, TN 37212**

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 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. 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/our hand(s) this **28th** day of **October, 2010.**

Cassandra Y. McCullom
Cassandra Y. McCullom

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Cassandra Y. McCullom,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **October, 2010.**

Notary Public

My Commission Expires: 2/24/13



I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

