BILL GARRETT, Davidson County
Trans:T20110057242 DEEDWARR
Recvd: 09/15/11 09:35 3 pgs
Fees:18.00 Taxes:343.73
20110915-0071529

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00.

Deborah Dulls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF August, 2011.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
MY COMMISSION EXPIRES: My Commission Expires JAN 7 2013
File No. G11-2887D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Heather N. Fulkerson (NAME) | Superior Bank, N.A. (NAME) | 61-14-24 |
| 719 Hart Lane (STREET ADDRESS) | 17 N 20th Street (STREET ADDRESS) | |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Birmingham, AL 35203 (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, **Rucker Kenneth Chunn, 50% interest, Earl W. Chunn, 25% interest, and Joy Chunn Delius, 25% interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather N. Fulkerson,** 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 the easterly 95.6 feet of the southerly 200 feet of Lot No. 165 on the plan of MAPLEWOOD HEIGHTS SUBDIVISION, as shown by plat of record in Plat Book 547, Page 77-78, and in Book 1879, page 209 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of Lot No. 165 fronts 95.6 feet on the northerly side of Hart Lane (previously Ben Allen Road), and runs back between parallel lines with the westerly margin of Edwards Avenue 200 feet to a dead line.

BEING the same property conveyed to Rucker Kenneth Chunn, 50% interest, Earl W. Chunn, 25% interest, and Joy Chunn Delius, 25% interest from Marva Chunn Brummitt, by Quit Claim Deed dated June 29, 2008, as Instrument No. 200807140071996, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 77-78, and Book 1879, page 209, Register's Office for Davidson County, Tennessee.

2. Outconveyance as recorded in Book 5156, page 944, Register's Office for Davidson County, Tennessee.

The 2010 taxes have been paid by the Grantor and the current 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 719 Hart Lane, Nashville, TN 37216.

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 31st day of August, 2011.

Rucker Kenneth Chunn — August 31, 2011 Date

Earl W. Chunn — August 31, 2011 Date

Joy Chunn Delius — August 31, 2011 Date

---

STATE OF N. C

COUNTY OF Wilson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Earl W. Chunn 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 31st day of August, 2011.

ETHELENE WORRELL
NOTARY PUBLIC
Wilson County
North Carolina
My Commission Expires July 11, 2016

My Commission Expires: July 11 2016

Notary Public

---

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 Rucker Kenneth Chunn and Joy Chunn Delius, 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 31st day of August, 2011.

My Commission Expires:_____

Notary Public

---

*PREPARED BY AND RETURN TO:*

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

The 2010 taxes have been paid by the Grantor and the current 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 719 Hart Lane, Nashville, TN 37216.

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 31st day of August, 2011.

Rucker Kenneth Chunn — August 31, 2011 (Date)

Earl W. Chunn — August 31, 2011 (Date)

Joy Chunn Delius — August 31, 2011 (Date)

---

STATE OF _____

COUNTY OF _____ }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Earl W. Chunn 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 31st day of August, 2011.

My Commission Expires:_____ _____ Notary Public

---

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 Rucker Kenneth Chunn and Joy Chunn Delius, 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 31st day of August, 2011.

My Commission Expires: 9/18/2014 _____ Notary Public

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

---

*PREPARED BY AND RETURN TO:*

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