THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31438-09-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Beverly J. McCullough Affiant Subscribed and sworn to before me this 18th day of October, 2013. Lee A. Cohen Notary Public My Commission Expires:

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Beverly J. McCullough 7654 Buffalo Road Nashville, TN 37221	**Send Tax Bills To:** Bank of Tennessee P. O. Box 4980 Johnson City, TN 37602	**Tax Information:** Map and Parcel No.: 113 000 14400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Perry A. Barton, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beverly J. McCullough, a single woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7654 Buffalo Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of October, 2013.

Perry A Barton
Perry A. Barton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Perry A. Barton**, 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, at office, this 18th day of October, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130090722 DEEDWARR
Recvd: 10/22/13 10:58 2 pgs
Fees:13.00 Taxes:1221.00
20131022-0110054

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in Buffalo Road, being the common point between Lots 2 and 3; thence North 57 degrees 00 minutes West 368.95 feet to a point; thence North 38 degrees 45 minutes West 771.73 feet to a point; thence North 2 degrees 52 minutes 365 feet to an iron pin; thence South 37 degrees 4 minutes East 969.37 feet to a point; thence South 57 degrees 00 minutes East 309.78 feet to a point; thence along the west right of way line of Buffalo Road, 235.79 feet to a point being the beginning, and containing 6.26 acres, more or less.

Tract 2:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl, dated November 10, 1980, as follows:

Starting at a common point between Lot 3 conveyed to John R. and Janet B. Cattelino of record in Book 5091, page 735, Register's Office for Davidson County, Tennessee, and Lot 4 conveyed to Thomas R. and Jean Turner Smith of record in Book 5141, page 155, Register's Office for Davidson County, Tennessee, on the easterly margin of Buffalo Road; thence North along the common line between said Lots Numbered 3 and 4, 57 degrees 00 minutes West 309.78 feet to the point of beginning; thence North 26 degrees 10 minutes West 212 feet to a point; thence North 46 degrees 07 minutes West 255 feet to a point; thence South 37 degrees 04 minutes East 460 feet to the point of beginning.

Being the same property conveyed to Glenn E. Barton and wife, Perry A. Barton, by deed dated March 1, 1983, from John R. Cattelino and wife, Janet B. Cattelino, of record in Book 6013, page 834, Register's Office for Davidson County, Tennessee, Glenn E. Barton died on September 30, 1998.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable.
2. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 19991208-0301022, Register's Office for Davidson County, Tennessee.
3. Easement for water line of record in Book 5556, page 588, Register's Office for Davidson County, Tennessee.
4. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
5. Title to that portion of the subject property embraced within the bounds of any roads, highways, or public rights-of-way.