PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41576
Dav. Co. File: Box 8

Instr:200006130059073 Page: 1 OF 2
REC'D FOR REC 06/13/2000 12:57:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $643.80

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John M. Culpepper 5656 Kendall Drive Nashville, TN 37209	Southtrust Mortgage Corp. 210 Wildwood Parkway Birmingham, AL 35209

TAX MAP-PARCEL NUMBERS: 103-06-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 174,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeff Holzbeierlein and spouse, Jill Sullivan Holzbeierlein,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Culpepper,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Brookside Courts Addition No. 2 of record in Plat Book 1835, Page 47, Register's Office for said County.

Said Lot No. 14 fronts 70.0 feet on the northwesterly margin of Kendall Drive and extends back 175.6 feet on the northeasterly line and 189.3 feet on the southwesterly line to a dead line in the rear, measuring 103.0 feet thereon. Together with and subject to Deed of Easement for driveway purposes of record in Book 5177, page 516 and Book 5219, page 925, said Register's Office.

Being the same property conveyed to Jeff Holzbeierlein and Jill Sullivan as joint tenants with right of survivorship by deed from Aly M. Elsebai and spouse, Karen E. Bak of record in Book 10097, Page 441, Register's Office for said County. The said Jill Sullivan now being known as Jill Sullivan Holzbeierlein.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 47, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and 15 foot easement for public utility purposes along the rear line(s), with a telephone and electric pose line lying therein. An Easement for driveway purposes of record in Book 5177, page 516 and Book 5219, page 925, said Register's Office.

This is improved property, known as: 5656 Kendall Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2000.

Jeff Holzbeierlein

Jill Sullivan Holzbeierlein

State of Tennessee
County of Davidson

On this 1st day of June, 2000, before me the undersigned authority, personally appeared **Jeff Holzbeierlein** and **Jill Sullivan Holzbeierlein**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 174,000.00

Affiant

Sworn and subscribed before me on the ___ day of June, 2000.

My Commission Expires: 5/30/04

Notary Public

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.