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RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200007180070919 Page: 1 OF 4
REC'D FOR REC 07/18/2000 1:51:43PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $314.13

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **July, 2000, by and between RICKY JARRETT, EXECUTOR, UNDER THE WILL OF BETTY JEAN JARRETT, DECEASED, A/K/A BETTY THOMASON JARRETT, AND RICKY JARRETT and SHERI SIMMONS, HEIRS UNDER THE WILL OF BETTY JEAN JARRETT, DECEASED, A/K/A BETTY THOMASON JARRETT, hereinafter called GRANTORs, and BENJAMIN M. CULBERTSON, A MARRIED MAN, hereinafter called GRANTEE.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, RICKY JARRETT, EXECUTOR, UNDER THE WILL OF BETTY JEAN JARRETT, DECEASED, A/K/A BETTY THOMASON JARRETT, AND RICKY JARRETT and SHERI SIMMONS, HEIRS UNDER THE WILL OF BETTY JEAN JARRETT, DECEASED, A/K/A BETTY THOMASON JARRETT, GRANTORs, do hereby bargain, sell, transfer and convey unto BENJAMIN M. CULBERTSON, A MARRIED MAN, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2601 COOPER LANE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Rick Jarrett Executor
RICKY JARRETT, EXECUTOR
Signature of Seller

Rick Jarrett
RICKY JARRETT
Signature of Seller

Sheri Simmons
SHERI SIMMONS
Signature of Seller

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RICKY JARRETT**, executor 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 at office in **DAVIDSON** County, this 14 day of July, ~~19~~ 2000

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **14th** day of **July, 2000.**

Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RICKY JARRETT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **14th** day of **July, 2000.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SHERI SIMMONS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **14th** day of **July, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

BENJAMIN M. CULBERTSON, A MARRIED MAN
2601 Cooper Lane
Nashville Tn 37216

Property Address:

2601 COOPER LANE
NASHVILLE, TN 37216

Person Responsible for Taxes:
Jefferson Heritage Mortgage Co
15435 Clayton Road P.O. Box 17
Ballwin, MO 63022-0017

Map & Parcel #: MAP 73-9, PARCEL 28

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$84,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Benjamin M. Culbertson
Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **July, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, TEnnessee, being Lot No. 33 on the Plan of Gibson Heights as of record in Book 1835, page 133, Register's Office for said County.

Said Lot No. 33 fronts 88 feet on the westerly side of Cooper Lane, and extends back between parallel lines 170 feet to a dead line.

BEING the same property conveyed to BETTY THOMASON JARRETT, by Warranty Deed from STEVEN A. ELLER, of record in BOOK 5018, PAGE 281, Register's Office for DAVIDSON County, Tennessee. The said Betty Thomason Jarrett, a/k/a Betty Jean Jarrett died on 10-29-99, unmarried, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee to Docket No. 99P-1819, and filed in Will Book 451, page 770, the property was devised to her two children, Ricky Jarrett and Sheri Simmons, the Grantors herein. By Order of the court dated December 20, 1999, Ricky Jarrett was appointed Executor of the said Estate and the said Executor joins in the herein conveyance.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 73-9, PARCEL 28).

2. All matters as set forth on the Plan of record in Plat Book 1835, page 133, said Register's Office, which plan includes a 40-foot minimum building setback line from Cooper Lane and a 10-foot public utility and drainage easement along the rear lot line.