WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr., Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim F. Culberson	Prime Lending	29-376
(NAME)	(NAME)	
5788 Craft Road	1321 Murfreesboro Road, Suite 701	
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Raymond E. Foster and wife Jane W. Foster, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kim F. Culberson and wife, Penny M. Culberson, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 01/11/01 14:22 2pgs
Fees:11.00 Taxes:573.50

20010111-0003642

unimproved ☐
This is improved ☒ property, known as 5788 Craft Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 30th day of November, 2000.

Raymond E. Foster

Jane W. Foster

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond E. Foster and Jane W. Foster 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

Tract 11

A tract of land in the 14th, formerly 24th Civil District of Davidson County, Tennessee. Being located south of Grays Point Road on the west side of the extension of Craft Road, located in the northwestern portion of said Davison County. Being described as follows:

Commencing at an found concrete monument at the northeast corner of lands of Thomas T. Baggott, III recorded in Book 6676, Page 671 in the Register's Office of Davidson, County Tennessee (RODC., TN.) and being shown as Parcel 240 on Tax Map 29. Thence, with the northern boundary of said lands of Baggott North 84' 31' 44" West 348.25 feet to a point at the northwest corner of said lands of Baggott and being the eastern Right of Way of Craft Road; Thence, with the southern ROW of said Craft Road, being the northern margin of an 50 foot Ingress, Egress & Utility Easement North 75' 38'07" West 50.21 feet to a point on the western ROW of said Craft Road; Thence, leaving said ROW. Margin and along the western margin of said 50 foot Ingress, Egress and Utility Easement being the southern boundary of Tract 2 along a curve to the right having a Delta Angle of 02' 20'18" a Radius of 1170.92 feet, Tangent of 23.90' and a Chord Bearing and Distance of South 08' 01'25" West 47.78 feet to a point; Thence, South 05'54'13" West 90.34 feet to a curve to the right; Thence, continuing along said Easement and curve to the right having an Delta Angle of 9'22'58", Radius of 1079.65 feet, Tangent of 88.60 feet and on Chord Bearing and Distance of South 10'35'49" West 176.60 feet to a point; Thence continuing along said Easement South 15'17"18 West 114.82 feet to the true and Actual Point of Beginning

Thence, continuing along said Easement South 15'17'18" West 135.42 feet to a point; Thence leaving said Easement North 83'30'55" West 1200.00 feet to a point, Thence, North 06'29'06" East 201.14 feet to a point; Thence South 75'43"25 East 527.22 feet to a point; Thence, North 06'29'06" East 124.86 feet to a point; Thence, South 75'34'25" East 582.00 to a point; Thence, South 06'29'06" West 40.00 feet to a point; Thence South 83'30'54" feet 130.00 feet to the Point of Beginning
Containing 5.001 Acres or 217,825.76 Sq. Ft.

Being the same property conveyed to Raymond E. Foster and Jane W. Foster of record in Book 11379, Page 425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.