THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 12261C

MAP/GROUP/PARCEL:
061-16-0/326.00

NEW OWNER'S NAME AND ADDRESS:
BRAD J. CULPEPPER
1411 MCALPINE AVENUE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 05/23/02 10:03 2pgs
Fees:13.00 Taxes:351.13
20020523-0062817

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, **JARED LEE BLAKE and SUMMER BREANNA BLAKE, HUSBAND AND WIFE**, hereinafter called Grantors, do hereby transfer and convey unto **BRAD J. CULPEPPER, UNMARRIED**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being the northwesterly 50 feet of Lot No. 19 in Block "C" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

SAID part of Lot No. 19 fronts 50 feet on the northeasterly side of McAlpine Avenue and runs back between parallel lines 175 feet to a dead line.

The subject property is improved property commonly known as 1411 McAlpine Avenue, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Instrument Number 200002230017801, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JARED LEE BLAKE

SUMMER BREANNA BLAKE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JARED LEE BLAKE and SUMMER BREANNA BLAKE, HUSBAND AND WIFE**, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 21st day of May,2002.

NOTARY PUBLIC

My Commission Expires:

1-25-06

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater of this transfer is $94,900.00.

Betty Hodges
AFFIANT

Sworn to and subscribed before me, this 21st day of May , 2002.

NOTARY PUBLIC

My Commission Expires:

January 26, 2005

NOTARY PUBLIC AT LARGE WILLIAMSON CO TN