After recording return to:
Gober Title & Escrow
2740 Old Elm Hill Pk. #202
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of December, 2003.

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires June 9, 2006

Davidson County DEEDWARR
Recvd: 01/16/04 14:44 6pgs
Fees:33.00 Taxes:373.70
20040116-0007118

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Denise Cook
321 Jenny Murff Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO: Same

MAP-PARCEL NUMBERS:
162-3-65

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C. Elaine Goodwin, Trustee of The Culver Family Trust under the Will of Edward M. Culver , C. Elaine Goodwin, Trustee of The Culver Family Trust under the Will of Avolyn P. Culver, Mary Avolyn Daniels, individual, and C. Elaine Goodwin, individual,** hereinafter referred to as Grantors, hereby transfers and conveys to **Denise Cook** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 185 on the plan of Antioch Park, Section 3, of record in Plan Book 4460, page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. M. Culver and Avolyn P. Culver by Deed from Volker Bruckmann of record in Book 5252, page 349, Register's Office for Davidson County, Tennessee, and conveyed to E. M. Culver and wife, Avolyn P. Culver, as tenants in common by Quitclaim Deed from E. M. Culver and wife, Avolyn P. Culver, of record in Book 9616, page 893, said Register's Office. The said E. M. Culver, also known as Edward

M. Culver having since died on 11/28/01 and Avolyn P. Culver having since died on 2/2/02; and by Wills of record in Volume No. 3213-591776 and Volume No. 5211-1091800.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 25, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4519, Page 933, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2003, a lien now due and payable.

This is improved property known as 321 Jenny Murff Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 9th day of December, 2003.

Mary Avolyn Daniels, individually

C. Elaine Goodwin, individually

C. Elaine Goodwin, Trustee of the Culver Family Trust under the Will of Edward M. Culver

C. Elaine Goodwin, Trustee of the Culver Family Trust under the Will of Avolyn P. Culver

M. Culver having since died on 11/28/01 and Avolyn P. Culver having since died on 2/2/02; and by Wills of record in Volume No. 3213-591776 and Volume No. 5211-1091800.

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County taxes for the year 2003, a lien now due and payable.

This is improved property known as 321 Jenny Murff Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 10th day of December, 2003.

Mary Avolyn Daniels, individually

C. Elaine Goodwin, individually

C. Elaine Goodwin, Trustee of the Culver Family Trust under the Will of Edward M. Culver

C. Elaine Goodwin, ~~Trustee of~~ the Culver Family Trust under the Will of Avolyn P. Culver

STATE OF WI
COUNTY OF Eau Claire

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Avolyn Daniels, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2003.

Notary Public Sandra K Pikulski

My Commission Expires: 10-29-2006

STATE OF WISCONSIN
SANDRA K. PIKULSKI
NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Elaine Goodwin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of December, 2003.

_____
Notary Public

My Commission Expires: _____

STATE OF_____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Avolyn Daniels, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of December, 2003.

_____
Notary Public

My Commission Expires: _____

STATE OF Washington
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Elaine Goodwin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2003.

Lynn Hall
Notary Public

My Commission Expires: Oct. 29, 2005

Notary Public
State of Washington
LUXMI S. LOVE
My Appointment Expires Oct 29, 2005

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Elaine Goodwin, Trustee of the Culver Family Trust under the Will of Edward M. Culver, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of December, 2003.

_____
Notary Public

My Commission Expires: _____

STATE OF Washington
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Elaine Goodwin, Trustee of the Culver Family Trust under the Will of
* Avolyn P.. Culver, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2003.

Luxmi Love
Notary Public

My Commission Expires: oct. 29 2005

Notary Public
State of Washington
LUXMI S. LOVE
My Appointment Expires Oct 29, 2005

* and C. Elaine Goodwin, Trustee of the Culver Family Trust under the Will of Edward M. Culver.