THIS INSTRUMENT PREPARED BY:
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JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $145,900.00.

Affiant

Sworn to and subscribed before me this 28 day of May, 2004.

Notary Public

My Commission Expires: My Commission Expires Jan. 25, 2006

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Margaret Clarke Culler	239 37th Avenue North	Owner	092-13.0
239 37th Avenue North	Nashville, TN 37209		321.00
Nashville, TN 37209			11W 80105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Five Thousand Nine Hundred and 00/100 Dollars ($145,900.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **JOSHUA O'BRYAN and JESSICA O'BRYAN, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **MARGARET CLARKE CULLER, an unmarried person,** (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in the 5th, formerly the 11th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 95 on the Shields' New West Nashville Plan of Lots, as of record in Book 57, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Joshua O'Bryan and Jessica O'Bryan by Warranty Deed dated January 31, 2002 from Participations, Inc., Trustee for Real Security, Inc., and Patricia S. Carden, under Trust Agreement dated the 14th day of December, 2000, of record in Instrument No. 20020206-0016504, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2004 which are a lien but not yet due and payable to be paid by Grantee, those matters set forth on the plat of record in Book 57, Page 77, Register's Office for Davidson County, Tennessee and applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

Davidson County DEEDWARR
Recvd: 06/08/04 09:00 2 pgs
Fees:13.00 Taxes:539.83
20040608-0067380

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of May, 2004.

JOSHUA O'BRYAN

JESSICA O'BRYAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Joshua O'Bryan and Jessica O'Bryan, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 28 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 3-14-2005

CHARLES E. MORTON IV
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENNESSEE