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

Davidson County DEEDWARR
Recvd: 01/03/05 12:02 6 pgs
Fees:33.00 Taxes:333.00
20050103-0000469

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of December, 2004, by and between CHARLES E. CULWELL, MARRIED, and MATTIE M. GOWER, MARRIED and MILDRED L. HUNT, MARRIED, and CHRISTINE B. CULWELL, UNMARRIED, hereinafter called Grantors, and CHRISTINE BEATRICE CULWELL, UNMARRIED, 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, CHARLES E. CULWELL, MARRIED, and MATTIE M. GOWER, MARRIED and MILDRED L. HUNT, MARRIED, and CHRISTINE B. CULWELL, UNMARRIED, Grantors do hereby bargain, sell, transfer and convey unto CHRISTINE BEATRICE CULWELL, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that 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 524 WANDA DRIVE, NASHVILLE, TENNESSEE 37210.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, 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 binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

The spouses of the above-stated married Grantors, join in the herein conveyance for the purpose of conveying any right, title and interest they
may have in and to the property described herein, marital or otherwise.

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

Charles E Culwell
CHARLES E. CULWELL
Signature of Seller

Thelma E Culwell
THELMA E. CULWELL
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES E. CULWELL and his wife, THELMA E. CULWELL,** the within named bargainors, 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, at office, this 22nd day of **December, 2004.**

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

CHRISTINE BEATRICE CULWELL, UNMARRIED

524 WANDA DRIVE
NASHVILLE, TENNESSEE 37210

Property Address:

524 WANDA DRIVE
NASHVILLE, TENNESSEE 37210

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 95-10, PARCEL 71

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 **$90,000.00** 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.

Barbara Be Minnie
Affiant

Sworn to and subscribed before me, a Notary Public, this 22 day of **December, 2004.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

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

Mattie M. Gower by C. Wayne Culwell, Her Atty. in fact
MATTIE M. GOWER
Signature of Seller
By: C. WAYNE CULWELL, HER ATTY. IN FACT

William Carroll Gower by C. Wayne Culwell, Her Atty. in fact
WILLIAM CARROLL GOWER
Signature of Seller Spouse
By: C. WAYNE CULWELL, HIS ATTY. IN FACT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for the above-stated county and state, C. WAYNE CULWELL, to me known to be the person who executed the foregoing instrument on behalf of MATTIE M. GOWER and WILLIAM CARROLL GOWER, and acknowledged that he executed the same as the free act and deed of the said MATTIE M. GOWER and WILLIAM CARROLL GOWER pursuant to that certain Specific Power of Attorney of record in Instrument Nos 20050103-0000466 and 20050103-0000467, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Joelton, Tennessee, on this the 22nd day of December, 2004.

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 28, 2008

Mildred L. Hunt
MILDRED L. HUNT
Signature of Seller

Joe Hunt By Mildred L-C Hunt His Atty. in Fact
JOE HUNT
Signature of Seller Spouse
By: MILDRED C. HUNT, his Atty. in Fact

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILDRED L. HUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 22nd day of December, 2004.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for the above-stated county and state, MILDRED C. HUNT, to me known to be the person who executed the foregoing instrument on behalf of JOE HUNT, and acknowledged that she executed the same as the free act and deed of the said JOE HUNT, pursuant to that certain Specific Power of Attorney of record in Instrument No. * _____, Register's Office for Davidson County, Tennessee. * 20050103-0000463

Witness my hand and official seal at Joelton, Tennessee, on this the 22nd day of December, 2004.

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Christine B. Culwell
CHRISTINE B. CULWELL
Signature of Seller

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE B. CULWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 22nd day of December, 2004.

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

EXHIBIT 'A'

Land in Davidson County, Tennessee being Lot No. 129 on the Plan of Elm Hill Acres, Section 2, as of record in Book 2331, page 68, Register's Office for said County.

Said Lot No. 129 fronts 75 feet on the westerly side of Wanda Drive and Extends back 228.4 feet on the northerly line and 141.3 feet on the southerly line to a deed line, measuring 126 feet thereon.

Being the same property conveyed to ELSIE CULWELL, A WIDOW, by Warranty Deed from CHARLES E. CAWTHRON AND WIFE, MARY EVELYN CAWTHRON, of record in Book 4240, page 476, Register's Office for DAVIDSON County, Tennessee. The said ELSIE CULWELL having since died, a resident of DAVIDSON County, Tennessee, leaving a Last Will and Testament devising said property to her children, CHARLES E. CULWELL and MATTIE M. GOWER and MILDRED L. HUNT and CHRISTINE B. CULWELL, which Will was admitted to Probate in the Probate Court for Davidson County, Tennessee on September 14, 2004, Docket Number 04P-1502.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 95-10, PARCEL 71).

2. All matters as set forth on the Plan of Elm Hill Acres, Section II, of record in Plat Book 2331, page 68, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon, including, but not limited to:

a. 65 Foot Minimum Building Setback Line from Wanda Drive.

b. 5 Foot by 25 Foot Utility Access Easement across northeast corner of lot.

c. 10 Foot Public Utility Easement along the southerly and rear lot lines.