RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/03/05 12:54 2 pg
Fees:13.00 Taxes:1080.03
20050103-0000551

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

State of Tennessee
County of
The actual consideration or value whichever is greater is $291,900.00.

Subsribed and sworn before me this the 30th day of December, 2004.

Affiant

Notary Public

(Affix Seal)

10-12-05

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 401063
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Cindy Culpepper
305 Red Feather Lane
Brentwood, TN 37027

Send tax bills to:
Argent Mortgage Company, LLC
333 Westchester Avenue 1st Fl
White Plains, NY 10604

Map 172-5-A Parcel 25 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Deborah K. Psillas, A Married Woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Cindy Culpepper, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 25 on the Plan of First Revision, Phase Two, Oakmont Subdivision of record in Plat Book 9700, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Deborah K. Psillas by Deed of record in Instrument No. 20010626-0067552; dated 6/22/01, said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

NICHOLAS S. PSILLAS, spouse of Deborah K. Psillas, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

THIS IS IMPROVED PROPERTY KNOWN AS 305 Red Feather Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 30th day of December, 2004.

Deborah K. Psillas

Nicholas S. Psillas

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Deborah K. Psillas and Nicholas S Psillas , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12/30/04.

My commission expires:

Jennifer Crowell
Notary Public

JENNIFER CROWELL
NOTARY PUBLIC
AT
LARGE
LEWIS COUNTY, TN

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006