THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
106 W. Knight Street
Portland, TN 37148

Our File Number: 19647C

MAP/GROUP/PARCEL:
43-1/175,176,177, & 178

NEW OWNER'S NAME AND ADDRESS:
FRED D. CULBREATH AND J. MITCHELL GRISSIM
325 MAIN STREET
NASHVILLE, TN 37201

Davidson County DEEDWARR
Recvd: 01/31/05 11:16 2 pgs
Fees:13.00 Taxes:1121.21
20050131-0010977

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **THE ESTATE OF JOE DAVID CULBREATH**, hereinafter called Grantor, does hereby transfer and convey unto **FRED D. CULBREATH, A MARRIED MAN, a ½ undivided interest, AND J. MITCHELL GRISSIM, A MARRIED MAN, a ½ undivided interest**, their heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 8,9,10 and 11 on the Plan of Section One Pierce Place, as of record in Plat Book 5190, Page 733, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

The subject property is improved property commonly known as 1317,1319,1321, & 1323 Pierce Avenue, Madison, TN 37115

BEING the same property conveyed to Joe D. Culbreath herein by deed of record in Instrument Number 20030804-0109765, 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. Grantor covenants with Grantees that it is 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 of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

THE ESTATE OF JOE DAVID CULBREATH

Margaret C. Culbreath
MARGARET C. CULBREATH, CO-EXECUTOR

FRED D. CULBREATH, CO-EXECUTOR

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **Margaret C. Culbreath and Fred D. Culbreath**, with whom I am personally acquainted, and who, upon oath, acknowledged such persons to be **Co-Executors of The Estate of Joe David Culbreath**, and that such Co-Executors as such, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Portland, Tennessee, on this the 26th day of January, 2005.

NOTARY PUBLIC
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $303,030.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of January, 2005.

NOTARY PUBLIC
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE