Return to:

Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027

B-4482

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $218,000.00

Katrina Lewis
Affiant

Subscribed and sworn to before me, this 31st day of March, 2005.

Elaine Eversmeyer
Notary Public
My commission expires: 1-24-09

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

03-0503-32606

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Andrew Culley	NBANK, N.A.	103-10-0 086.00
809 Neartop Drive	1255 Lakes Parkway Bldg 200	
Nashville TN 37205	Lawrenceville, GA 30043	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Searcy Buster Capps, Jr., unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Joshua Andrew Culley and wife, Nancy Misa Culley, hereinafter called the Grantees, their successors 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. 81, on the Plan of Brookside Court, Addition No. 4, Section 3, of record in Plat Book 2083, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 81 fronts 80 feet on the westerly side of Neartop Drive and runs back 192.7 feet on the northerly line and 241.9 feet on the southerly line to a dead line and measures 94.35 feet thereon.

Being the same property conveyed to Searcy Buster Capps, Jr., and wife, Sarah Ann Capps, by deed from Nicholas C. Marino and wife, Virginia A. Marino, of record in Book 5428, Page 935, Register's Office for Davidson County, Tennessee. Sarah Ann Capps having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 809 Neartop Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 04/07/05 15:18 2 pgs
Fees:13.00 Taxes:806.60
20050407-0038518

WITNESS my hand this 31st day of March, 2005.

Searcy Buster Capps, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Searcy Buster Capps, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of March, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09