Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/06/05 12:56 1 pgs
Fees:13.00 Taxes:666.00
20050606-0064140

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Preparer's File #-05E0310

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 .

Amanda McClark
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2005.

Amy Leath
Notary Public

(Affix Seal)

My Commission Expires: 9/20/08

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Cody Alford	New Owner	118-03-0-119.00
2739 Rosedale Place		
Nashville, Tennessee 37211		

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, I/we, HENRY R. CULPEPPER, III, AND WIFE, AMY BETH CULPEPPER hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES CODY ALFORD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 20 on the Plan of Phase Two, Rosedale Place of record in Plat Book 11190, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Henry R. Culpepper, III by Deed from Rosedale Place, LLC of record in Instrument No. 200008050078661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **2739 Rosedale Place, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this **2nd** day of **June, 2005**:

Henry R. Culpepper, III

Amy Beth Culpepper

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 HENRY R. CULPEPPER, III, and AMY BETH CULPEPPER the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 2nd day of June, 2005.

Notary Public

My Commission Expires: 7/17/07

W. AARON FORTNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.