Davidson County DEEDWARR
Recvd: 12/27/06 13:46 2 pgs
Fees:13.00 Taxes:333.00

20061227-0159347

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-JG-06-2116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAYTON D. CULP	Synovus Mortgage Corporation	
2116 Hobbs Road, Unit # M-17 (ADDRESS)	(NAME) 2204 Lakeshore Drive, Suite 325 (ADDRESS)	131-2A-90.00 CO
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMISON B. HUHNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAYTON D. CULP, A SINGLE MAN AND JOANNE CULP, A MARRIED WOMAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS: A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, BEING UNIT NO. M-17 ON THE PLAN OF HOBBS HOUSE APARTMENTS, OF RECORD IN BOOK 4595, PAGE 74, AS AMENDED IN BOOK 5200, PAGE 54, BOTH IN THE REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TENNESSEE AND TO WHICH PLAN REFERENCE IS MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JAMISON B. HUHNER, A SINGLE PERSON BY WARRANTY DEED FROM JOHN WESLEY RIELS, UNMARRIED, RECORDED ON THE 11TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020711-0083399, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JAMISON B. HUHNER IS NOW MARRIED, BUT HEREBY STATES THE SAID PROPERTY IS NOT HIS PRIMARY OR MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 4595, PAGE 74; BOOK 5200, PAGE 54; BOOK 5289, PAGE 515; BOOK 5292, PAGE 958; BOOK 5293, PAGE 612; BOOK 7802, PAGE 299; BOOK 5289, PAGE 558; BOOK 6822, PAGE 893; BOOK 7824, PAGE 974; BOOK 5296, PAGE 689; BOOK 5848, PAGE 179; BOOK 10922, PAGE 568, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2116 Hobbs Road, Unit # M-17, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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 12th day of December, 2006.

Jamison B. Huhner

STATE OF Tennessee
COUNTY OF Davidson

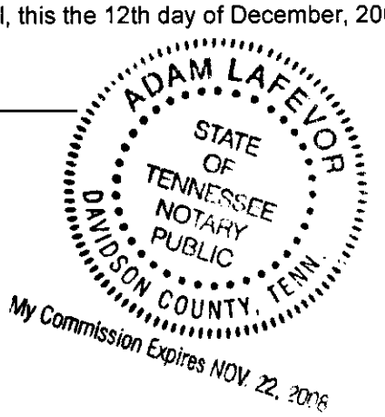
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamison B. Huhner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 12th day of December, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903