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Prepared by:

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Davidson County DEEDWARR
Recvd: 11/02/07 09:43 2 pg
Fees:13.00 Taxes:732.23

20071102-0129336

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $197,900.00 .

Affiant

Subscribed and sworn to before me this 31st day of October, 2007.

Notary Public
My Commission Expires 01/26/08

07-1397

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brent R. Culberson	First Tennessee Home Loans	147-1
4800 Danby Drive	103 Continental Place, #300	265.00
Nashville, TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Edward V. Kerns, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brent R. Culberson and wife, Mary K.L. Culberson**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 184 on the Revised Plan of Caldwell Hall, Section 1, of record in Book 2900, Page 57, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward V. Kerns, unmarried by deed from Benjamin B. Byars and wife, Laura Katherine Byars, dated September 30, 2005, recorded in Instrument No. 20051007-0121665, corrected and re-recorded in Instrument No. 20060216-0018842, said Register's Office.

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

This is improved property located at **4800 Danby Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 31st day of October, 2007.

Edward V. Kerns

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 **Edward V. Kerns**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of October, 2007.

Notary Public

My Commission Expires: 01/26/08

LEE E. CRAWFORD
NOTARY PUBLIC AT LARGE