File No. 20071415

This instrument was prepared by **Joel D. Ragland** of the law firm of Harvill, Ross, Hogan & Ragland, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

Charles W. Culwell, Jr.
309 Revere Road
Clarksville, TN 37043

OWNER AND PROPERTY ADDRESS:

Charles W. Culwell, Jr.
5330 Rawlings Road
Joelton Tennessee 37080

Davidson County DEEDWARR
Recvd: 12/31/07 14:20 2 pgs
Fees:13.00 Taxes:666.00

20071231-0149260

THELMA CULWELL, a widow

TO: CASH WARRANTY DEED

CHARLES W. CULWELL, JR., et ux

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **THELMA CULWELL**, as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does transfer and convey unto **CHARLES W. CULWELL, JR. AND WIFE, SHERRY L. CULWELL**, **Grantee** and in this deed called the **"Grantee"**, as tenants by the entirety, **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in the Fourteenth (14th) Civil District of Davidson County, Tennessee, to-wit:

BEING PART OF LOT NO. 10 OF THE JOHN A. EBERLEE LANDS, not of record, and described according to a copy of a survey thereof made by Stephen A. Draper, December 9, 1957, as follows:

BEGINNING at a point in the center of North Bernard Road, said point being 594.7 feet southwest of Ginger's corner; thence South 80 degrees West 332.8 feet to a spike in the center of North Bernard Road; thence North 04 degrees 45 minutes West 944 feet to a point in the center of a creek; thence North 65 degrees 10 minutes East 157.6 feet; thence North 54 degrees 30 minutes East 173 feet to a point; thence South 06 degrees East 1066 feet to the point of beginning, containing 7.43 acres, more or less. This description was obtained from deed of record in Instrument No.2734-285, Register's Office for Davidson County, Tennessee.

This being the same real estate conveyed to Charles E. Culwell and wife, Thelma Culwell, as tenants by the entireties by deed of record in Book 2734, Page 285, in the Register's Office for Davidson County, Tennessee. Chares E. Culwell died in September, 2007 leaving Thelma Culwell vested with the fee simple title to said property as the surviving tenant by the entirety. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 021-00-0-091.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee**, as tenants by the entirety, **Grantee's** heirs and assigns forever.

GRANTOR COVENANTS that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that

Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 21st day of December, 2007.

GRANTOR:

Thelma Culwell

THELMA CULWELL

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **THELMA CULWELL**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 21st day of December, 2007.

NOTARY PUBLIC My Commission Expires: 7/20/2010

JOEL D. RAGLAND STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY SEAL

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee**, **Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$180,000.00.**

SWORN AND SUBSCRIBED TO before me on this the 21st day of December, 2007.

AFFIANT

NOTARY PUBLIC **SEAL**

JOEL D. RAGLAND STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Commission expires: 7/20/2010