Davidson County DEEDWARR
Recvd: 11/10/08 13:37 2 pgs
Fees:13.00 Taxes:1017.50

20081110-0111368

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08100733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of November, 2008.

Notary Public
My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin H. Barnett and Robert B. Barnett 4104 Eden Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 13103012800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jo Ann Culp, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin H. Barnett, unmarried and Robert B. Barnett, married** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 58, PLAN OF GREEN HILLS SUBDIVISION NO. 2, as shown on plat of record in Plat Book 547, Page 139, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to James D. Culp and Jo Ann Culp, husband and wife, by Executor's Deed from First American Trust Company, N.A., as successor fiduciary to First American National Bank of Nashville, acting solely in its capacity as Executor and Trustee under the Last Will and Testament of Sam A. Culp, recorded March 4, 1987, in Book 7156, Page 851, in the Register's Office, Davidson County, Tennessee. James D. Culp having since died on August 27, 2007.

This is improved property located at 4104 Eden Avenue Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of November, 2008.

Jo Ann Culp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jo Ann Culp, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2008.

Notary Public

My Commission Expires: 11/22/10

