WARRANTY DEED

G-KW-09-2822

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2410

(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
James W. Culp	USAA Federal Savings Bank	
421 McGill Circle	(NAME) 10750 McDermott Freeway	
(ADDRESS) Iva, SC 29655-7734	(ADDRESS) San Antonio, TX 78288-0558	83-15-145.00
(CITY) (STATE) (ZIP)	(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 MATTHEW AMOS AND WIFE, MELINDA AMOS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES W. CULP AND CYNTHIA M. CULP, HUSBAND AND WIFE, 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 LOT 26, FORTLAND PARK, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 61, CORRECTED IN BOOK 2799, PAGE 43, 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 MATTHEW AMOS AND WIFE, MELINDA AMOS BY WARRANTY DEED FROM ERIC ARNOLD AND WIFE, TRACY ARNOLD, RECORDED ON THE 19TH DAY OF NOVEMBER, 2007 IN INSTRUMENT NO. 20071119-0135081, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 2663, PAGE 61; AND BOOK 2799, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2822 Hody Drive, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20090087620 DEEDWARR
Recvd: 12/30/09 13:56 2 pgs
Fees:13.00 Taxes:603.10
20091230-0118528

Witness my/our hand(s) this 21st day of December, 2009.

Matthew Amos

Melinda Amos

STATE OF ~~Tennessee~~ Kentucky
COUNTY OF ~~Davidson~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Amos and Melinda Amos, 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.

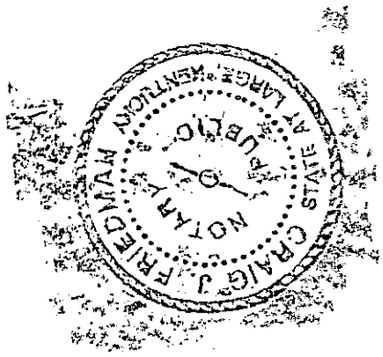
Witness my hand and official seal, this the 21st day of December, 2009.

Notary Public

My Commission Expires:

(SEAL)

CRAIG J. FRIEDMAN
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
MY COMMISSION EXPIRES MAY 22, 2011



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