B0436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100003426 DEEDWARR
Recvd: 01/19/10 13:43 2 pgs
Fees:13.00 Taxes:536.50
20100119-0004364

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00.

Tammy A. Culwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF January 2010

Notary Public

My commission expires:

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
«aTodd A. Bricker, Attorney»
ORTALE, KELLEY, HERBERT & CRAWFORD.
200 Fourth Avenue North
Nashville, TN 37219-0375
File No. 24212

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas G. Culwell Tammy A. Culwell 7140 Harper Road Joelton, TN 37080	SAME	14-20.01

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DANIEL JUAN REDIKER, as Executor of the Estate of Jimmy Clarence Rediker and the Estate of Patricia Ann Rediker, respectively, and DANIEL JUAN REDIKER and JIMMY CLARENCE REDIKER II, sole Devisees under the Last Wills and Testaments of Jimmy Clarence Rediker and Patricia Ann Rediker, respectively, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **THOMAS G. CULWELL and wife, TAMMY A. CULWELL**, hereinafter called **"GRANTEES,"** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plat showing Highland Heights Subdivision, not of record, described according to a Survey made by Hickerson-Miller, Engineers-Surveyors, as follows:

Beginning on the easterly margin of Harper Road, at a point 979.5 feet north of the center line of Highway No. 112, being the corner of Lots Nos. 25 and 26; thence with the line between said two lots, North 89 deg. East 435 feet; thence North 2 deg. 13 min. West 100 feet to the corner of Lots Nos. 24 and 25; thence with the line between said two lots, South 89 deg. West 435 feet to the easterly margin of Harper Road; thence with said road, South 2 deg. 13 min. East 100 feet to the beginning.

Being the same property conveyed to Jimmy C. Rediker and wife, Patricia A. Rediker, by Warranty Deed dated July 10, 1968, from Buford Biggs and wife, Pearl S. Biggs, of record in Book 4250, page 415, in the Register's Office for Davidson County, Tennessee.

Jimmy C. Rediker and wife, Patricia A. Rediker, died on February 28, 2009. The Last Will and Testament of Jimmy Clarence Rediker, being one and the same person as Jimmy C. Rediker, recorded as part of Docket No. 09P-411, and the Last Will and Testament of Patricia Ann Rediker, being one and the same person as Patricia A. Rediker, recorded as Part of Docket No. 09P-412, in the Probate Clerk's Office of Davidson County, Tennessee, devised the subject property to Daniel Juan Rediker and Jimmy Clarence Rediker, II.

This is improved property located at 7140 Harper Road, Joelton, TN 37080.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

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 GRANTORS covenant with the said GRANTEES that they 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 GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of January 2010.

DANIEL JUAN REDIKER, Individually and as Executor of the Estates of Jimmy Clarence Rediker & Patricia Ann Rediker, respectively

JIMMY CLARENCE REDIKER II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named DANIEL JUAN REDIKER and JIMMY CLARENCE REDIKER II, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of January 2009.

NOTARY PUBLIC

My Commission Expires: March 7, 2011

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE