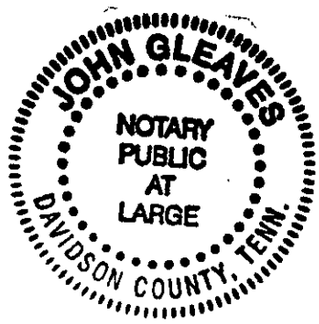


STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer is $84,900.00.

Affiant

Subscribed and sworn to before me on this 22 day of January, 2010.

My commission expires: 7-24-10

V096-2609
This instrument was prepared by:
Associates Closing & Title
8 Cadillac Drive, Suite 120
Brentwood, TN 37027
(615)255-9388

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Jeanette L. Culp 5510 Country Drive #98 Nashville, TN 37211	New Owner	162 09 0A 098.00

BILL GARRETT, Davidson County
Trans:T20100005774 DEEDWARR
Recvd: 01/29/10 10:09 2 pgs
Fees:13.00 Taxes:314.13
20100129-0007433

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Tim Driver and Mary Lynn Driver, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto Jeanette L. Culp, a single person, hereinafter called the Grantee(s), and her heirs and assigns, a certain tract of land in Davidson, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows to-wit:

Town House No. 98, Building No. 18 in a Horizontal Property Regime, as shown on the plan of Hickory Valley Condominiums, Phase 2, as of record in Plat book 4460, page 133, Register's Office for said County, to which plan reference is here made.

Being the same property conveyed to Tim Driver by Special/Limited Warranty Deed recorded as Instrument Number 20090908-0084054 and corrected by Scriveners Affidavit dated January 5, 2010 and recorded as Instrument Number 20100129-0007430, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), her heirs and assigns, forever; and Grantor(s) do/does covenant with said Grantee(s) that Grantor(s) is/are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do/does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee(s), her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of January, 2010.

BY: _____ Attorney in fact for Tim Driver
Mike Smith, Attorney in fact for Tim Driver

BY: _____ Attorney in fact for Mary Lynn Driver
Mike Smith, Attorney in fact for Mary Lynn Driver

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TN)
)ss.
COUNTY OF Williamson)

Before me, the undersigned officer, personally appeared Mike Smith, who acknowledged to be the Attorney in fact for Tim Driver and Mary Lynn Driver, and that he, as such executed the foregoing instrument for the purposes therein contained.

Given under my hand and official seal, this 21st January, 2010.

_____
Notary Public

My Commission Expires: 10/31/2011

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212