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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($4,700.00)
---------- Four Thousand, Seven Hundred & No/100 -------, DOLLARS
of which the sum of $1,150.73 has been paid in Cash by Sadie Smith, the Grantee herein, the Receipt of which is hereby Acknowledged, and for the remainder, the said Sadie Smith hereby assumes and agrees to pay the sum of $3,549.27, said amount being the unpaid balance of a Vendor's Lien retained in the deed from the Volunteer Realty Co., Inc., to Daniel E. Whitaker and wife, Mildred C. Whitaker, of record in Book 2690, Page 118, R.O.D.C., Tenn., to secure the payment of one note dated July 8, 1957, in the original principal amount of $4,950.00, now reduced to $3,549.27, payable in monthly installments of $43.93 each, including interest at 6% on the unpaid balance, beginning August 8, 1957, and continuing until paid in full, the next monthly payment being due March 8, 1963.

We, T. Gene Culberson and wife, Lois B. Culberson,

have bargained and sold, and by these presents do transfer and convey unto the said Sadie Smith,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 18 on the Map of Coleman's Subdivision of Radnor College, of record in Book 547, Page 181, Register's Office for said County.

SAID Lot No. 18 fronts 50 feet on the southerly side of Drake Avenue and runs back between parallel lines, 193.75 feet on the westerly line and 193.75 feet on the easterly line to a dead line, measuring 50 feet, more or less, thereon.

BEING the same property conveyed to T. Gene Culberson and wife, Lois B. Culberson, by deed from Daniel E. Whitaker and wife, Mildred C. Whitaker, of record in Book 2700, Page 203, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sadie Smith her heirs and assigns, forever.

And we do covenant with the said Sadie Smith 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, except as hereinabove stated and taxes for the year 1963 which have been prorated and assumed by the Grantee herein.

And We, T. Gene Culberson and wife, Lois B. Culberson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sadie Smith, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of March, 1963

T. Gene Culberson

Lois B Culberson

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