Property Owner: Kate A Cullen
Address: 1152 Riverwood Drive, Nashville, Tenn

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Map 43-9
Par. 245

WARRANTY DEED **MADISON TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11D52605
SEND TAX NOTICES TO: Guaranty Mortgage Company
ADDRESS: 316 Union Street, Nashville, Tennessee

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) **DOLLARS**

cash in hand paid by Kate A. Cullen, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Kate A. Cullen of the unpaid balance of a certain indebtedness as evidenced by one promissory note dated November 10, 1955, in the original principal amount of $9,200.00, payable in monthly installments of $51.15 each, including principal and interest at the rate of 4½% per annum, beginning December 1, 1955, with balance due November 1, 1980, and secured by a deed of trust executed by Howard Nimmo Franklin, Jr., and wife, Edith Nell Franklin, to Herschel Greer, Trustee, of record in Book 2473, page 241, Register's Office for Davidson County, Tennessee. Said indebtedness having been assigned to Federal National Mortgage Association by instrument of record in Book 2520, page 291, said Register's Office, which said unpaid balance the said Kate A. Cullen does hereby agree to assume and promises to pay,

I, VIVA FRANKLIN CHILTON, A WIDOW,

have bargained and sold, and by these presents do transfer and convey unto the said KATE A. CULLEN, 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. 29 of Block "B" on the Map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.

Said Lot No. 29 fronts 101 feet on the northerly side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Edward Wallace Chilton, unmarried, and mother, Viva Franklin Chilton, from Howard Nimmo Franklin, Jr., and wife, Edith Nell Franklin, of record in Book 3279, page 367, said Register's Office; the said Edward Wallace Chilton and wife, Bobbye June Chilton having conveyed all of their right, title and interest in and to said property to the said Viva Franklin Chilton by deed of record in Book 3578, page 597, said Register's Office.

This is improved property, known as 245 Duling Avenue, Madison, Tennessee.

This conveyance is made subject to restrictive covenants contained in deed of record in Book 1019, page 286, said Register's Office, which applies to the easterly one-half of Lot No. 29; and to restrictive covenants contained in deed of record in Book 1109, page 13, which applies to the westerly one-half of Lot No. 29.

The grantor herein also transfers and conveys to the grantee herein all her right, title and interest in and to the escrow account in connection with the above described loan, and all of the personal property now located on the premises.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kate A. Cullen, her heirs and assigns, forever.

And I do covenant with the said Kate A. Cullen that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as stated herein.

And I, Viva Franklin Chilton, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Kate A. Cullen, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of April, 1965

Viva Franklin Chilton

Viva Franklin Chilton

STATE OF TENNESSEE
Davidson **County.**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Viva Franklin Chilton, a widow,

the bargainor ___, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 7th day of April, 1965.

Homer C. Gray, Notary Public

Commission Expires Oct. 30, 1968

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ___, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

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2.20 and Stamps

WARRANTY DEED

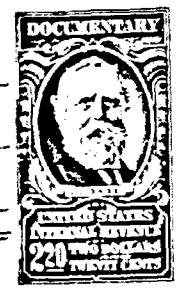
FROM

VIVA FRANKLIN CHILTON,

A WIDOW

TO

KATE A. CULLEN



STATE TAX $ 1.30
PROBATE .50
TOTAL $ 1.80

MAY 4 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAY 4 - 1965
CT

79128

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 4 12 46 PM '65

NOTE BOOK 111 PAGE 505
RECORDING FEE $ 2.00
DEP. REC. C

Mail To -
Madison Title Company
533 Gallatin Rd.
MADISON, TENNESSEE