WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry F. Culberson, Jr. (NAME:)	Murphree Mortgage Co., (NAME:)	11D-12400
205 Green Acres Ct., (STREET ADDRESS OR ROUTE NUMBER)	226 Third Ave. N., (STREET ADDRESS)	Map 33-14
Goodlettsville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	Par. 70

For and in Consideration of the sum of Ten & No/100 ($10.00) ---------- *DOLLARS* Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged; and the further consideration that the grantees have assumed and agreed to pay the unpaid balance in the sum of $22,082.95 on a note dated Dec. 17, 1963, which note is secured by a deed of trust of record in Book 3688, Page 243, Register's Office, Davidson County, Tennessee. Said note is payable to Murphree Mortgage Company, Nashville, Tenn.

GEORGE S. WEIKART, JR. AND WIFE, ANNE V. WEIKART,

have bargained and sold, and by these presents do transfer and convey unto the said Henry F. Culberson, Jr. and wife, Patricia W. Culberson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Being Lot No. 95 on the Plan of Pleasant Hills Addition, as of record in Book 3300, Page 7, Register's Office for said County, described as follows:

BEGINNING at a point in the northeasterly margin of Green Acres Court at the corner of Lots 94 and 95; thence with the line between said lots, northeasterly 179.1 feet to a corner of Lot No. 93; thence with the line between Lots 93 and 95, northerly 223.4 feet to the south line of Lot No. 86; thence with the line of said lots and of Lot No. 95, southwesterly 126 feet to a corner of Lot 96; thence with the line between Lots Nos. 95 and 96, southerly 207.3 feet to the north terminus of Green Acres Court; thence with the margin of the same, in a southeasterly direction around a slight curve, 100 feet to the point of beginning. Being the same property conveyed to George S. Weikart, Jr. and wife, Anne V. Weikart, by deed from A. L. Rhotan et al, as of record in Book 3671, Page 299, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 3251, Page 73, said Register's Office and the recorded plan shows an Owner's Certificate, a 40 foot set-backmline from Green Acres Court, a 10-foot eastment for public utilities along the easterly rear line and the northerly rear line, an anchor easement 2.5x30 feet on Green Acres Court at the west front corner.

This instrument prepared by
Kord & Lewis Realty Co.,
114 Union St.,
Nashville, Tenn.

This is unimproved ( ) improved (X) property, known as 205 Green Acres Ct., Goodlettsville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry F. Culberson, Jr. and wife, Patricia W. Culberson, their *heirs and assigns, forever.*

And We *do covenant with the said* Henry F. Culberson, Jr. and wife, Patricia W. Culberson *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 herein stated.

And George S. Weikart, Jr. and wife, Anne V. Weikart, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Henry F. Culberson, Jr. and wife, Patricia W. Culberson their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 13th *day of* May, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George S. Weikart, Jr.

George S. Weikart, Jr.

Anne V. Weikart

Anne V. Weikart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J E Galbreath, a Notary Public in and for said County and State, the within named George S. Weikart, Jr. and wife, Anne V. Weikart

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

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 19 67.

J E Galbreath, Notary Public.

Commission Expires 4-27-69

STATE OF
COUNTY OF

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

the bargainor....., with whom I am personally acquainted, and who acknowledged 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 OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

$32,500.00

WARRANTY DEED

FROM

George S. Weikart, Jr. et ux

TO

Henry F. Culberson, Jr. et ux.

71877

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 16 11 14 AM '67

NOTED: BOOK 116 PAGE 424

RECORDING FEE $ 2.00

DEP. REG. 35

Compliments of
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A
S.
NA
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Union
NESSEE

STATE TAX $ 48.75
PROBATE
TOTAL $ 49.25

MAY 16 1967

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

PAID MAY 16 1967