NEW OWNER: L.B. Culbertson Return Send Tax bills: SAME
Antioch Rt. One
This instrument prepared by: Charles C. Morrow
Nolensville Rd
Nash. Tenn.

BOOK 4250 PAGE 567

Map 121
Par. 84
m.o.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create

A tenancy by the entirety

~~We~~ I, Juanita W. Steen Culbertson

have bargained and sold, and by these presents do hereby transfer and convey unto Charles C. Morrow, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Situated in the 3rd Civil District thereof, and more particularly described as follows: Beginning at a point in the center line of the Couchville Pike, (formerly Stone's River Turnpike) at the SW corner of the T.G. and wife, Corinne Tillman property; thence with the center line of said Pike westerly 100 ft. to a point; thence northerly 150 ft. to a point this being the NW corner of the property herein conveyed; thence in a NE direction 100 ft., more or less, to a point in the NW corner of said Tillman property; thence southerly and along the west line of said Tillman property 200 ft. to the center line of said Couchville Pike the point of beginning.

Being the same property conveyed to Elmer L. Steen and wife, Juanita W. Steen from Dorris Wayne Walker and wife by deed as recorded in Book 2998, page 216, Register's Office for Davidson County. The said Elmer L. Steen having since died. The said Juanita W. Steen Culbertson and Juanita W. Steen are one and the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And ~~We~~ I do covenant with the said Charles C. Morrow, Trustee, that I ~~are~~ am lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And ~~We~~ I Juanita W. Steen Culbertson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles C. Morrow, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Charles C. Morrow, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Les Culbertson and wife, Juanita W. Steen Culbertson, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Les Culbertson and wife, Juanita W. Steen Culbertson, their heirs and assigns, forever.

And I do covenant with the said Les Culbertson, et ux, that I Charles C. Morrow am lawfully seized and possessed of said land and have a good right to convey it.

And I, Charles C. Morrow, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Les Culbertson and wife, Juanita W. Steen Culbertson, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 19 day of June, 1968

Juanita W. Steen Culbertson

Charles C. Morrow

Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William H Jones, a Notary Public in and for said County and State, the within named, ~~Les Culbertson and wife~~, Juanita W. Steen Culbertson 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 19 day of June, 1968

William H Jones
Notary Public.

My commission expires: 4-26-72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William H Jones, a Notary Public in and for said County and State, the within named Charles C. Morrow, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of June, 1968

William H Jones
Notary Public.

My commission expires: 4-26-72

Deed

From: Juanita W. Steen Culbertson
to: Charles C. Morrow Trustee.

AND

From: Charles C. Morrow Trustee.
to: Les Culbertson, et ux

JUL 12 68 CONV *8,000.00
JUL 12 68 S'TAX A* 20.80
~~JUL 12 68 CONV *8,000.00~~
JUL 12 68 S'TAX A* 20.80
JUL 12 68 PR'FEE A* 4.50
JUL 12 68 W'DEED A* 3.00

A 0 4 9 2

IDENTIF. REFERENCE

JUL 12 10 24 AM '68

FELIX Z. WILSON
DAVIDSON COUNTY, TENN.

Comptments of
Guaranty Title Company*
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

45.30

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,000.00 which amount is equal to or greater than the amount which the property transferred would commant at a fair and voluntary sale.

Juanita W. Steen Culbertson
Affiant

Sworn to and subscribed before me this the 19 day of June, 1968.

William H Jones
Notary Public

My Commission Expires: 4/26/72