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Map. 181
P/O Par. 33
PW

THIS DEED OF CONVEYANCE, executed and delivered by W. B. Culbertson and wife, Lillie B. Culbertson, hereinafter called the grantors, to Walter Ray Culbertson and wife, Ruth W. Culbertson, hereinafter called the grantees;

WITNESSETH: That, for the consideration of One ($1.00) Dollar cash and other valuable consideration, paid and to be paid and secured as hereinafter set out, we, the said grantors, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees, survivor and assigns, a certain tract or parcel of land situate in the Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the south right-of-way of Old Hickory Boulevard and running with a common line between L. C. Culbertson Book 341, page 561 and said tract, South 12° 00' West 1100.3 feet to an iron pin in fence row, thence North 44° 30' West 55 feet to an iron pin at a cedar stump; thence North 63° 07' West 226.8 feet to an iron pin at a cedar stump; thence North 44° 18' West 287.7 feet to an iron pin; thence crossing creek South 67° 36' West 77 feet to an iron pin; thence North 10° 03' East 887 feet to an iron pin in the southright-of-way of Old Hickory Boulevard South 79° 57' East 427.0 feet; thence along a curve with radius of 1275 feet a length of 170 feet to the point of beginning, containing 13.2 Acres, more or less, after survey by Ernest Medlin, Tennessee License No. 606-283, and being a portion of the land conveyed to W. B. Culbertson and wife, Lillie B. Culbertson by L. B. Culbertson et al in a deed of record in Deed Book 1247, at page 23 in the office of the Register of Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenaces and immunities thereto pertaining, unto the said grantees, survivor and assigns, forever. The grantors covenant with the grantees, survivor and assigns: (1) That they are lawfully seized in fee of said premises; (2) That tney have a good and perfect right to make tnis conveyance; (3) That said

This deed was prepared by
George W. Yost, Attorney
Springfield, Tennessee

Buyer: Walter Ray Culbertson
4805 Hyde Park Cir.
Nash Tenn 37211

Jay Bell
Same

premises are unincumbered except as hereinafter set out; and (4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

Of the consideration aforesaid the grantees have today paid unto the grantors the sum of One ($1.00) Dollar, receipt of which is hereby acknowledged. To cover the balance of the consideration the grantees agree as follows: There is now an incumbrance on said land, along with other adjacent land of the grantors, of record in Land Mortgage Book 4465, at page 139 in the office of the Register of Davidson County, Tennessee, to secure a note in the original principal sum of $26,121.96, payable to Springfield Production Credit Association, Springfield, Tennessee, and the grantees hereby assume and agree to pay $4502.60, of said total indebtedness as the same matures, the payments maturing to be pro rated between grantees and other children of the grantors to whom similar deeds have today been made.

POSSESSION of the premises is reserved by the grantor, W. B. Culbertson, so long as he uses said for farming purposes.

TAXES for the year 1971 are to be paid by the grantor, W. B. Culbertson.

Dated this 31 day of ~~December~~ March, ~~1970.~~ 1971

W B Culbertson
W. B. Culbertson

Lillie B Culbertson
Lillie B. Culbertson

MAY 12	CONV	*4,502.60			
MAY 12	STAX		A* 11.70		
MAY 12	PRFEE		A* .50		
MAY 12	WDEED		A* 4.50	*	16.70

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STATE OF TENNESSEE,)
Davidson)
~~ROBERTSON~~ COUNTY.)
At Large

Personally appeared before me, Geo. M. Johnson, a Notary Public in and for said county and state, the within named, W. B. Culbertson and wife, Lillie B. Culbertson, the bargainors, with whom I am personally acuqainted, and who acknowledged that they executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 31 day of March 1971, at Nashville, Davidson County, Tennessee.

Geo. M. Johnson
Notary Public

My commission expires: Feb 4th 1975

STATE OF TENNESSEE,)
DAVIDSON COUNTY.)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $4502.60, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Walter R Culbertson
Affiant

Subscribed and sworn to before me this the 12th day of May, 1971.

W. W. Williams
~~Notary Public or~~ Register-Dep.

B14476

IDENTIF. REFERENCE

MAY 12 11 14 AM '71

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.