Buyer:
Mrs. Zelma C. Moran
Box 467
Rt 1.
Antioch, Tenn

Tax Bills
Same

BOOK 4508 PAGE 885

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 Zelma C. Moran and husband, William T. Moran, Sr., hereinafter called the grantees;

WITNESSETH: That for the consideration of Four Thousand Five Hundred Two and 60/100 ($4502.60) Dollars, to be paid 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 Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the south right-of-way of Old Hickory Boulevard; thence South 10° 03' West 887 feet to an iron pin; thence North 32° 41' West 130.6 feet to an iron pin; thence North 61° 41' West 80 feet to iron pin; thence South 52° 38' West 342 feet to an iron pin; thence South 77° 58' West 95 feet to an iron pin; thence North 11° 28' East 477.9 feet to an iron pin; thence North 26° 47' West 543.5 feet to an iron pin; thence North 11° 02' East 134 feet to an iron pin; in the south right-of-way of Old Hickory Boulevard; thence with south right-of-way South 85° 03' East 54.4 feet to an iron pin; thence along a curve with a radius of 2710 feet a length of 300 feet to an iron pin; thence South 78° 42' 30" East 368.85 feet to an iron pin; thence South 79° 57' East 73 feet to the point of beginning, containing 12.5 acres, more or less, and being the land conveyed to W. B. Culbertson et ux in a deed of record in Deed Book _____, page _____ in the office of the Register of Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances 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 they have a good and perfect right to make this conveyance; (3) That said 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.

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

FEE $ 1.00 REGISTER DAVIDSON COUNTY, TENN.
JUN 8 10 57 AM '71
IDENTIF. REFERENCE
17 9 3 1

Of the consideration aforesaid the grantees hereby assume and agree to pay as the same becomes due and payable, $4502.60 on a note executed by the grantors, dated November 27, 1970, in the amount of $26,121.96 payable to Springfield Production Credit Association and secured by a deed of trust of record in Land Mortgage Book _____, page _____ in the office of the Register of Davidson County, Tennessee.

TAXES for the year 1971 are assumed by the grantees.

Dated at Nashville, Tennessee, this 30th day of March, 1971.

W. B. Culbertson

Lillie B. Culbertson

JUN-8 CONV $4,502.60

STATE OF TENNESSEE,) JUN-8 STAX A* 11.70
JUN-8 PRTEE A* .50
DAVIDSON COUNTY. JUN-8 WDEED) A* 3.00 * 15.20

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 acquainted, and who acknowledged that they executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 30th 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.

X Wesselma G. McGaw
Affiant

Subscribed and sworn to before me this the 8th day of June, 1971.

B Head
Deputy Register