Buyer:
Phillip L. Stinson
221 Largo Dr.
Nashville, Tenn
37211

Tax Bills
Same

BOOK 4508 PAGE 887

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 Phillip L. Stinson and wife, Betty C. Stinson, 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; thence South 11° 02' West 134 feet to an iron pin; thence South 26° 47' East 543.5 feet to an iron pin; thence South 11° 28' West 477.9 feet to an iron pin; thence North 77° 58' East 95 feet to an iron pin; thence with common line of L. C. Culbertson Book 341, page 561, South 19° 38' West 1031.4 feet to an iron pin; thence with common line of Dodson Batson Book 3373, page 395, North 83° 12' 30" West 324.32 feet to an iron pin; thence with common line of Emma K. Batson Book 3866 page 726, North 10° 47' 30" East 2040.7 feet to an iron pin in the south right-of-way of Old Hickory Boulevard; thence along south right-of-way South 85° 03' East 68.5 feet to the point of beginning, containing 15.9 Acres, more or less, after survey by Ernest Medlin, Tennessee Surveyor's 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 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

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

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 j$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 land for farming purposes.

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

Dated this 30th day of ~~December~~ March, 1971 ~~1970~~.

W. B. Culbertson

Lillie B. Culbertson

Lillie B. Culbertson

B 17932 BOOK 4508 PAGE 889

IDENTIF. REFERENCE

JUN 8 11 00 AM '71

FELIX [illegible] SUN II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE,

COUNTY OF Davidson.

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

Witness my hand and seal of office, this 30 day of ~~December~~, ~~1970~~ 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 Betty C. Stinson
Affiant

Subscribed and sworn to before me on this the 8th day of ~~December~~, ~~1970~~ June, 1971.

J. Head Deputy
~~Notary Public~~ or Register

JUN-8= CONV *4,502.60
JUN-8= S'TAX A* 11.70
JUN-8= PR'FEE A* .50
JUN-8= W'DEED A* 4.50 * 16.70