Prepared by Hampton Burkhalter
Andrew Jackson State Office Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4534 PAGE 364

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B. J. Culberson	B. J. Culberson	Map 117-9
(NAME)	(NAME)	
Green Hills Manor Apts.	2873 Sugartree Road	Parcel 93
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville 37215 Tenn.	Nashville 37215 Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Three Hundred sixty-four and 93/100 ($15,364.93) - - - - - - - - - - - - - - - - - *Dollars,* Cash in hand paid by B.J. Culberson, and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption by the grantee of the indebtedness secured by a deed of trust from Robert M. Horton, Jr. and wife, Ethel Barnes Horton, to Herschel Greer, trustee, of record in Book 3447, page 303, Register's Office for Davidson County, and assumed by deed in Book 4483, Page 322, Register's Office for Davidson County, and also the assumption by the grantee of the indebtedness evidenced by a mortgage, secondary to all other mortgages or deeds of trust, executed by Joe M. Boyd, Jr. to Robert M. Horton, Jr. and wife, Ethel Barnes Horton, and assumed by deed in Book 4483, page 322, R.O.D.C.; both of which by acceptance of this deed grantee assumes, I, Joe M. Boyd, Jr. *have this day bargained and sold, and do hereby transfer and convey unto the said* B. J. Culberson

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being part of an unnumbered Tract marked "for future development" on the Plan of Woodmont Estates, Section No. 2, as of record in Book 1130, page 99, Register's Office for said County, being Lot No. 41 on the Plan showing subdivision of said tract, described according to a survey made by W. W. Turner Company, Engineers, November 30, 1949, as follows:

BEGINNING on the southerly margin of Sugar Tree Road at the northwest corner of Lot No. 40 as shown on said recorded plan; thence with the southerly margin of said Road, westwardly 107.9 feet to the corner of Lots Nos. 41 and 42 on said unrecorded plan; thence with the line between said two lots, southwardly 213.3 feet to the northerly line of Lot No. 43; thence with the same, eastwardly 107.6 feet to the westerly line of Lot No. 74 on said recorded plan; thence with the westerly line of said Lots Nos. 74 and 40, north 2 09' east 213.3 feet to the beginning. Being the same property conveyed to Joe M. Boyd, Jr. from Robert M. Horton, Jr. and wife, Ethel Barnes Horton, of record in Book 4483, page 322, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 3rd day of September 19 71

Affiant

My commission expires: 5-5-75
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2873 Sugartree Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said B. J. Culberson his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* B. J. Culberson, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 3rd *day of* September, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe M. Boyd, Jr.
Joe M. Boyd, Jr.

K 4534

BOOK 4534 PAGE 365

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Joe M. Boyd, Jr. *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 3rd *day of* September, *19* 71.

[illegible] *Notary Public*

Commission expires 5-5-75

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.....

SEP-3?? CONV 32,000.00
SEP-3?S'TAX A* 83.20
SEP-3?PR'FEE A* .50
SEP-3? W'DEED A* 4.00 * 87.70

WARRANTY DEED

FROM
Joe M. Boyd, Jr.
TO
B. J. Culberson

329361

IDENTIF. REFERENCE

SEP 3 10 23 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE