BOOK 4690 PAGE 68

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joe C. Culver (NAME)	Kimbrough - Kavanagh (NAME)	
4222 Wood St. (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	64-9
Old Hickory Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville Tenn. (CITY) (ZONE) (STATE)	152 pcl

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instument of record in Book 4413, page 321, Register's Office for Davidson County, Tennessee.

We, Glenn A. Murphy and wife, Melba R. Murphy

have this day bargained and sold, and do hereby transfer and convey unto the said

Joe C. Culver and wife, Linda F. Culver

their ~~heirs~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 53 and the northerly part of Lot No. 52 on the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, Block 4, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 and the northerly part of Lot No. 52 front together 75.0 feet on the easterly margin of Wood Avenue and extend back 165.0 feet on the northerly line and 187.5 feet plus or minus on the southerly line to an alley in the rear measuring 78.75 feet thereon, according to a survey dated April 1, 1970, by Hal R. Swann, Jr.

Being the same property conveyed to Glenn A. Murphy and wife, Melba R. Murphy by deed from John B. Hinson and Melvin Jones, d/b/a Hinson and Jones Construction Company of record in Book 4413, page 319, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,151.54

Subscribed and sworn to before me, this the 14th day of March, 1973

Affiant: Joe Clay Culver

My commission expires: July 22 1976 (Affix Seal)

Notary Public: Agnes L. Read

This is unimproved ( ) improved ( ) property, known as ..... (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

Joe C. Culver and wife, Linda F. Culver

their ~~heirs~~,

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Joe C. Culver and wife, Linda F. Culver, their

~~heirs~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 14th *day of* March, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Glenn A. Murphy

Melba R. Murphy

This Instrument Was Prepared By

Oliver W. Pedigo

Of The Law Firm Pedigo & Swindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me Hazel Ritchie, a Notary Public in and for said County and State, Glenn A. Murphy and wife, Melba R. Murphy

the within named 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 1st day of March, 19 73.

Hazel Ritchie Notary Public

Commission expires July 27, 1976

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.....

MAR 19 CONV 17,151.5[illegible]
MAR 19 S'TAX A* 44.72
MAR 19 PR'FEE A* .50
MAR 19 W'DEED A* 4.00 * 49.22

WARRANTY DEED

FROM GLENN A. MURPHY, ET UX

TO JOE C. CULVER, ET UX

B98749

IDENTIF. REFERENCE

MAR 19 2 56 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

PEDIGO & SAINDON