BOOK 4934 PAGE 693 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,460.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 1976.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, 906 Stahlman Building Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. M. Culver, et ux (NAME)	The Lincoln Savings Bank (NAME)	6DA 56700
13 Arcade (STREET ADDRESS OR ROUTE NUMBER)	531 Broadway (STREET ADDRESS)	Map 133-7
Nashville, Tenn 37219 (CITY) (STATE) (P. O. ZIP)	Brooklyn, N. Y. 11206 (CITY) (STATE) (ZIP)	Par 199

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James D. Hunter and wife, Paula K. Hunter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. M. Culver, et ux

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Map of Parma Heights Subdivision, Section 2, as of record in Book 2083, page 71, Register's Office for said County.

SAID Lot No. 27 fronts 149.1 feet on the northerly side of Wheeler Avenue and runs back 306 feet on the westerly line and 224.6 feet on the easterly line, to a broken line in the rear measuring 182.1 feet thereon.

BEING the same property conveyed to James D. Hunter and wife, Paula K. Hunter by deed from Robert Clay Sansing and wife, Flora H. Sansing of record in Book 4802, page 498, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2153, page 14, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved / unimproved property, known as 176 Wheeler Avenue Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 3 day of January, 1976

James D. Hunter

Paula K. Hunter

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Frank G. Hostettler Jr., a Notary Public in and for said County and State, the within named James D. Hunter and wife, Paula K. Hunter

the bargainor S, 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 3 day of January 1976

Commission expires 8-2-76

Frank G. Hostettler Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for ths State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM James D. Hunter and wife,

TO Paula K. Hunter

D 35000

THE MAP REFERENCE

FEB 6 9 50 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

HOSTETTLER REALTY COMPANY
4004 Hillsboro Rd.
Bavarian Village
Nashville, Tennessee 37215

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-6% CONV
FEB-6% S'TAX
FEB-6% PR'FEE
FEB-6% W'DEED

24,460.65

B* 63.70
B* .50
B* 4.00 * 68.20