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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,210.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 1976.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219
from information NAME furnished by the parties ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Deshler (NAME)	The Lincoln Savings Bank (NAME)	6DA 56700
176 Wheeler Avenue (STREET ADDRESS OR ROUTE NUMBER)	531 Broadway (STREET ADDRESS)	Map 133-7
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Brooklyn, New York 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, E. M. CULVER and wife, AVOLYN P. CULVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES A. DESHLER and wife, BONNIE L. DESHLER

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 E. M. Culver and wife, Avolyn P. Culver, by deed from James D. Hunter and wife, Paula K. Hunter of record in Book 4994, page 693, 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 current year which have been assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 176 Wheeler Avenue, Nashville, Tennessee 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 hands this 30th day of March, 1976

E. M. Culver

Avolyn P. Culver

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. M. CULVER and wife, AVOLYN P. CULVER

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 30th day of March 19 76

Commission expires 3-12-79

Vicki Woods
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the 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

D 42774

IDENTIF. REFERENCE

APR 1 12 19 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
E. M. CULVER ET UX

TO
CHARLES A. DESHLER ET UX

APR-1 76	CONV	29,210.65			
APR-1 76	S'TAX		B*	75.92	
APR-1 76	PR'FEE		B*	.50	
APR-1 76	W'DEED		B*	4.00	* 80.42

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219