This instrument prepared by: Ronald B. Buchanan, Attorney at Law, 223 Madison Street, Madison, Tennessee

WARRANTY DEED

BOOK 5053 PAGE 393

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLARENCE W. CULWELL, JR. ET UX	Same	Map 17
(NAME:) 306 Lickton Pike	(NAME:)	Parcel 32
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn. 37072	(STREET ADDRESS)	10 D 11120
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

D61490

T
IDENTIF. REFERENCE

AUG 3 10 03 AM '76
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG-3 76	CONV	*9,750.00			
AUG-3 76 S'TAX			B*	25.22	
AUG-3 76 PR'FEE			B*	.50	
AUG-3 76	W'DEED		B*	6.00	* 31.72

RICHARD L. McGAUGH, JR., AND WIFE, SUSAN DIANE CULWELL McGAUGH; and ROBERT R. GALBREATH AND WIFE, MARY ALLEN GALBREATH, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said CLARENCE W. CULWELL, JR., AND WIFE, REBECCA L. CULWELL, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee, and being Tract 1 according to a survey by Charles R. Simmons, Surveyor, Lic. No. 421, dated October 1975, described as follows: BEGINNING at a corner fence post (formerly a beech tree) three poles North of the junction of two branches, a corner to Jessie Eaton, R. E. Jones Pike property and the southwest corner of this property; thence N 8° East (generally with old fence line) 1,443.7 feet to a large blackgum tree with iron pin driven in it (formerly a white walnut) thence N 25° West 800.0 feet to an iron pin; thence N 10° W 620.0 feet to a point in the original north line; thence with north line, S 86° East 1,360.0 feet to an iron pin in top of corner fence post; thence S 5° West 1,272 feet to an iron pin in spurlock (1 acres tract west line and also a point in line of access road crossing Tract 1 to enter Tract 2); thence S 2° West (with edge of access road entering property for 100 feet) and over the hill with old fence line 404 feet to a point in the hollow; thence up the hollow generally with an old fence line, S 50° West 1,567.0 feet to a corner fence post, the point of beginning, containing 58.80 acres, more or less.

Being a portion of the same property conveyed to Richard L. McGaugh, Jr., and Robert R. Galbreath, by deed from Jerry Lee Pressley, et al, of record in Book 4919, page 917, Register's Office for Davidson County, Tennessee. Susan Diane Culwell McGaugh and Mary Allen Galbreath join in this conveyance for the purpose of conveying any right, title or interest in and to said property which they may have, past, present or future. (cont'd)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Affiant

Subscribed and sworn to before me, this the 28th day of July 19 76

Notary Public

My commission expires: [illegible]

(Affix Seal)

There is a ten (10) foot easement for ingress and egress to and from the above described property described according to a survey of Charles R. Simmons, Surveyor Lic No. 421, dated September 30, 1975.

This conveyance is made subject to a 50 foot access road entering Tract 2 across the above described property as shown on survey of Charles R. Simmons, Surveyor Lic. No. 421 dated October 1975, as follows: Beginning at an iron pin on the west side of an original access road to the Pressley property, same being the southwest corner of the Spurlock one acre tract of land; thence with Spurlock's west line, N 5° East 65 feet to an iron pin; thence N 54° West 577 feet to a point; thence N 87° West 477 feet to a point; thence N 47° 20' West 572 feet to a point, marked by an iron pin near two poplar trees, this access road lies 25 feet on either side of this line from the beginning point to the ending point.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town)

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,* except as appears of record.

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.*

Witness our *hand*s *this* 28th *day of* July, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert R. Galbreath
Mary Allen Galbreath
Carl T. McDaugh
Susan Diane Culwell McDaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

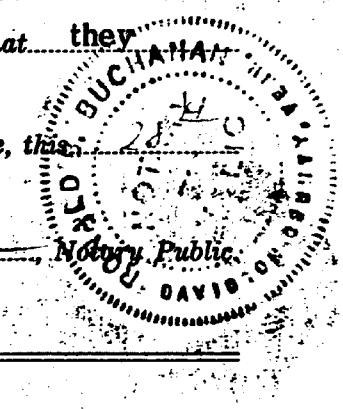
Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* RICHARD L. McGAUGH, JR., AND WIFE, SUSAN DIANE CULWELL McGAUGH; and ROBERT R. GALBREATH AND WIFE,

*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 Madison, *Tennessee, this* 28th *day of* July, *19* 76.

Ronald B. Buchanan, *Notary Public.*

Commission Expires 2-21-79.



STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* .....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....