FILE BOX 3

Form No. WD-1

BOOK 5072 PAGE 681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,900.00

David B. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF SEPTEMBER 19 76

Bruce Clace
Notary Public

MY COMMISSION EXPIRES: 1-10-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Cole (NAME)	Baker Mortgage Corporation (NAME)	5DU 04877
4805 Hopedale Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	147-4
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	3

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, Walter Ray Culbertson et ux Fleanor Ruth Culbertson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Cole et ux Marta J. Cole

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:

BEING Lot No. 36 on the Plan of Beverly Height, Section 2 as of record in Book 2331, Page 42, Register's Office Davidson County, Tennessee.

BEING the same property conveyed to Walter Ray Culbertson et ux Fleanor Ruth Culbertson by deed from Southern Development Company as of record in Book 2487, Page 263 Register's Office Davidson County, Tennessee.

THIS conveyance subject to restrictive covenants as of record in Book 2440, Page 199 Register's Office Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 4805 Hopedale Drive (House Number) (Street) Nashville, Tennessee 37211 (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 23TH day of SEPTEMBER, 19 76

Walter Ray Culbertson

Fleanor Ruth Culbertson

STATE OF TENNESSEE
Davidson County

BOOK 5072 PAGE 682

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Ray Culbertson et ux Eleanor Ruth Culbertson

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 23TH day of SEPTEMBER 19 76

Commission expires 7-19-78

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 _____

(his oath) (himself) (they)

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

My commission expires _____

Notary Public

FILE BOX 3

WARRANTY DEED

FROM

Walter Ray Culbertson

TO

David B. Cole

D 69992

FEE

SEP 28 9 42 AM '76

REGISTER

Edward Sedan
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

SEP 28 76	CONV	31,900.00			
SEP 28 76	S'TAX		B*	82.94	
SEP 28 76	PR'FEE		B*	.50	
SEP 28 76	W'DEED		B*	4.00	* 87.44