BOOK 5189 PAGE 583

This instrument was prepared by
[illegible] AND SHORT, Attorneys
Square Building
Nashville, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joe S. Culver et ux (NAME)	Home Federal Savings & Loan Assn. (NAME)	150-5-260
3040 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	
Antioch, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- ----------($10.00)---------- DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the balance of a note dated July 26, 1974, in the principal amount of $35,000.00 payable to Home Federal Savings & Loan Association of Nashville, of record in Book 4838, page 668, Register's Office for Davidson County, Tennessee. Reference is made to said note for the terms and conditions therein.

We John H. Phelps and wife, Georgia W. Phelps

have bargained and sold, and by these presents do transfer and convey unto the said Joe S. Culver and wife, Judy M. Culver

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 163 on the Plan of Cherry Hills, Section 7, as of record in Book 4660, page 49, Register's Office for said County.

Said Lot No. 163 fronts 95.00 feet on the north side of Anderson Road and extends back 118.56 feet on the west side and 110.00 feet on the east side, to a dead line in the rear measuring 95.37 feet thereon.

Being the same property conveyed to John H. Phelps and wife, Georgia W. Phelps by deed from Jack Williams and wife, Frances E. Williams of record in Book 4838, page 666, said Register's Office.

AUG29'77	CONV	44,600.00			
AUG29'77	S'TAX		B*	115.96	
AUG29'77	PR'FEE		B*	.50	
AUG29'77	W'DEED		B*	4.00	* 120.46

unimproved ( )
This is improved (x) property, known as 3040 Anderson Road, Antioch, Tenn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 26th day of August, 19 77.

John H. Phelps
JOHN H. PHELPS

Georgia W. Phelps
GEORGIA W. PHELPS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Williams, a Notary Public in and for said County and State, the within named John H. Phelps and Georgia W. Phelps

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, this 26th day of August, 19 77.

My commission expires 2-9-79 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $44,600.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

JOE S. CULVER

Sworn to and subscribed before me
this 26th day of August, 19 77.

My commission expires 2-9-79 Notary Public John Williams

This instrument was prepared by:

GRISSIM AND SHORT 200 Court Square Building, Nashville, TN 37201

Name Address

WARRANTY DEED

FROM

JOHN H. PHELPS AND WIFE,

GEORGIA W. PHELPS

TO

JOE S. CULBER AND WIFE,

JUDY M. CULBER

E 23054

IDENTIF. REFERENCE

AUG 29 3 39 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219