FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,300.00

John R. Culwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 1978.

Theodore F. Shouse
Notary Public

MY COMMISSION EXPIRES: [illegible] 1980
(AFFIX SEAL)

This Instrument Was Prepared by
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Culwell et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 73-9
1996 Upland Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par- 166 2d
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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 L. Trainor and wife, Annie R. Trainor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Culwell and wife, Kathy B. Culwell

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. 388 on the Plan of Section III, Burchwook Gardens, Book 2900, page 116, said Register's Office.

Said Lot No. 388 fronts 80 feet on the southerly side Upland Drive and extends back 178.83 feet on the easterly line and 179.85 feet on the westerly line to a dead line in the rear which it measures 80.01 feet.

Being the same property conveyed to James L. Trainor and wife, Annie R. Trainor, by deed from Dorothy E. O'Brien of record in Book 4726, page 697, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1996 Upland Drive (House Number) (Street) Nashville, (P. O. Address) Tennessee 37216 (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 24th day of February, 1978

James L. Trainor

Annie R. Trainor

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 James L. Trainor and wife, Annie R. Trainor

the bargainors, 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 24th day of February, 1978

My Commission Expires Nov. 26, 1980

Commission expires _____

Brenda J. Delaney
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

560614-0

WARRANTY DEED

FROM
James L. Trainor and wife,
Annie R. Trainor

TO
John R. Culwell and wife,
Kathey B. Culwell

E 52250

IDENTIF. REFERENCE

FEB 27 10 02 AM '78

FELIX A. MILLER JR. REGISTER
DAVIDSON COUNTY, TENN.

FEB27'78	CONV	37,300.00		
FEB27'78	S'TAX		B* 96.98	
FEB27'78	PR'FEE		B* .50	
FEB27'78	W'DEED		B* 4.00	* 101.48

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.