This instrument prepared by:

Robert W. Sturdivant
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5314 PAGE 50

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Fult	Same	Map 128-11
(NAME:)	(NAME:)	
577 Holt Valley Road		Parcel 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		9D 26798
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)

DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 9, 1977, and filed for record September 16, 1977, in the office of recorder of deeds of Davidson County, Tennessee in Book 5197, Page 639, and note of even date thereby secured, in the original principal amount of $37,500.00 payable to Lumbermen's Investment Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Charles N. Sturdivant under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The undersigned, Charles N. Sturdivant, does has ~~xxxx~~ *bargained and sold, and by these presents ~~do~~ transfer and convey unto the said* Joseph C. Fultz, his *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. 24 on the Plan of Holt Meadows, as of record in Book 4300, page 174, Register's Office for said County.

SAID Lot No. 24 fronts 42.52 feet on the easterly side of Holt Valley Road and runs back 162.7 feet on the southerly line and 200 feet on the broken northerly line to a dead line in the rear measuring 67.77 feet thereon.

INCLUDED in this conveyance is all of Grantor's right and interest in and to an easement for ingress and egress granted in any instrument executed by Walter D. Fulton and wife, to Robert F. Leder and wife, of record in Book 5092, page 392, re-recorded in Book 5197, page 634, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles N. Sturdivant by deed from Robert F. Leder and wife, Marcia B. Leder, of record in Book 5197, page 637, and by decree of the Circuit Court Civil Action No. 91017, of record in Book 5311, page 515, Register's Office for Davidson County, Tennessee.

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

Subject property is encumbered by Deed of Trust executed by Charles N. Sturdivant and wife, Pamela K. Sturdivant, to W. E. Cockrill, Jr., Trustee, of record in Book 5197, page 639, said Register's Office, dated September 9, 1977, as above set out.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of Sept., 19 78.

My commission expires: May 23, 1981

(Affix Seal)

Notary Public

E 7801.9

BOOK 5314 PAGE 51

IDENTIF. REFERENCE

JUL 20 3 27 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL20'78	CONV	45,000.00			
JUL20'78	S'TAX		B*	117.00	
JUL20'78	PR'FEE		B*	.50	
JUL20'78	W'DEED		B*	6.00	* 123.50

This is improved (xx) unimproved ( ) property, known as 577 Holt Valley Road (House Number) (Street) P. O. Address: Nashville, TN 37221 (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 Joseph C. Fultz, *his heirs and assigns, forever.*

And I *do covenant with the said* Joseph C. Fultz, *that* I *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as herein above set out and for taxes for current year which are assumed by the Grantee.

And I *do further covenant and bind* myself, *my heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph C. Fultz, *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20th *day of* July, *19*78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles N. Stordivant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles C. Trabue, Jr., a Notary Public in and for said County and State, the within named Charles N. Sturdivant

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 19 78

Charles C. Trabue, Notary Public.

Commission Expires Mar. 23, 1981

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.