THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

SEND TAX STATEMENTS TO:

Mr. Earl Cullum, Trustee
Walker-Cullum Chevrolet-Olds, Inc.
Columbia Highway
Franklin, Tennessee 37064

MAP-PARCEL NUMBERS

Map 105-16
Parcel 70

BOOK 5337 PAGE 41

FOR AND IN CONSIDERATION of the sum of Nine Thousand ($9,000.00) Dollars, paid and payable as follows: One Thousand ($1,000.00) Dollars, cash in hand paid, receipt of which is hereby expressly acknowledged, and for the balance, undersigned has executed his two (2) promissory notes of even date herewith, one in the principal amount of One Thousand ($1,000.00) Dollars, due on or before ninety (90) days from its date, said note being non-interest bearing, and the other in the principal amount of Seven Thousand ($7,000.00) Dollars, payable in five (5) equal annual installments commencing January 15, 1979, together with interest at the rate of nine and one-half (9-1/2%) percent per annum from its date, payable on each principal payment date, and to secure the payment of said notes a vendor's lien is hereby expressly retained; I, SARAH MILLS, have bargained and sold and by these presents do hereby transfer and convey unto EARL CULLUM, TRUSTEE, with full power to sell, mortgage, lease and convey without the joinder of any beneficiary, the following described property situated within Davidson County, Tennessee, to-wit:

> Being Lots Nos. 141 and 142 on the Map of Corinne Place, as of record in Book 332, page 1, of the Register's Office for said County. Said Lots Nos. 141 and 142 front 50 feet each on the easterly side of Dunn Avenue and run back between parallel lines 165 feet to an alley. Being the same real property conveyed to Frank Edens and wife, Sarah Edens, by deed from James H. Robinson and wife, dated September 5, 1946, filed September 10, 1946 and recorded in Book 1385, page 321, said Register's Office, the said Sarah Edens having since died.
>
> Further, this is also the property wherein Frank Edens by Warranty Deed in Book 3406, page 36, conveyed a vested remainder in fee simple to Harry Frank Edens recorded in the Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Harry Frank Edens by deed of Frank Edens, widower and the same person as Noel Frank Eden by deed of record in Book 3901, page 786, RODC, Tennessee; said property passing to Sarah Mills as the only heir at law and next of kin of Harry Frank Edens (the same person as Harry Frank Eden) upon his death intestate in 1972.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Earl Cullum, Trustee, his successors and assigns, forever.

And I do covenant with the said Earl Cullum, Trustee, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except by taxes for the year 1978; applicable building and zoning regulations; all existing highway, roadway and utility easements and such state of facts as an accurate survey would disclose.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Earl Cullum, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And I, Herbert L. Mills, husband of the within named Sarah Mills, do hereby join in the execution of this deed for the purpose of transferring and conveying any right, title and interest I may have in said property by virtue of my marital rights or otherwise.

Witness our hands this the 1st day of August, 1978.

Sarah Mills

Herbert L. Mills

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said State and County, the within named SARAH MILLS AND HUSBAND, HERBERT L. MILLS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of August, 1978.

Mrs. Ardenia Larkins
Notary Public

My commission expires:
My Commission Expires June 7, 1980

E 8 8 3 1 7

SEP 13 9 16 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

mailers.

Davidson

STATE OF TENNESSEE, ~~WILLIAMSON~~ COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transfferred, whichever is greater is $ 9000 ~~00~~ ; whichever amount is equal to or greater than the amount which the property transfferred would command at a fair voluntary sale: Affiant Sarah Mills

Subscribed and sworn to before me this the 16 day of Aug 1978

My commission expires: _____

My Commission Expires June 7, 1980 Mrs. Ardenia Larkins Notary Public.

SEP 13 78	CONV	*9,000.00			
SEP 13 78	MORT'G	*8,000.00			
SEP 13 78	S'TAX		B*	23.40	
SEP 13 78	S'TAX		B*	6.00	
SEP 13 78	PR'FEE		B*	.50	
SEP 13 78	W'DEED		B*	6.00	* 35.90