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

SEND TAX STATEMENTS TO:
Earl Cullum
Rt #5
Franklin Tenn 37064

MAP-PARCEL NUMBERS
21-11
Par 434 Jr

BOOK 5373 PAGE 988

FOR AND IN CONSIDERATION of the sum of Seven Thousand ($7,000.00) Dollars, paid and payable as follows: Two Thousand ($2,000.00) Dollars cash in hand paid, the receipt of which is hereby expressly acknowledged and for the balance the grantee has executed his promissory note of even date herewith in the principal amount of Five Thousand ($5,000.00) Dollars payable One Thousand ($1,000.00) Dollars on or before January 20, 1980 and a like principal amount on or before the 20th day of January of each succeeding year thereafter up to and including January, 1984, together with interest on the unpaid principal balance from date at the rate of ten (10%) percent per annum (said interest being payable on the unpaid balance January 20, 1979 and annually thereafter until said note is paid in full) and to secure the payment of which a vendor's lien is hereby expressly retained; we, HERBERT LEE MILLS AND WIFE, SARAH RACHEL 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, his successors and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

Being the South half of Lot No. 194 on the Map of McGavock and Wetmore's Second Addition, called the Town of McGavock, of record in Book 21, page 41, Register's Office for said County.

Said part of said Lot No. 194 fronts 50 feet on the easterly side of 14th Avenue, North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Herbert Lee Mills and wife, Sarah Rachel Mills, by deed of Charles F. Kost, et ux. of record in Book 1238, page 516, RODC, Tennessee.

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.

DEC 12 80	CONV	+7,000.00			
DEC 12 80	MORT'G	+5,000.00			
DEC 12 80	S'TAX		B*	18.20	
DEC 12 80	S'TAX		B*	3.00	
DEC 12 80	PR'FEE		B*	.50	
DEC 12 80	W'DEED		B*	4.00	* 25.70

And we do covenant with the said Earl Cullum, Trustee, that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness our hands this the 2 day of November, 1978.

Herbert Lee Mills

Sarah Rachel Mills

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ardenia Larkins, a Notary Public in and for said State and County, the within named HERBERT LEE MILLS AND WIFE, SARAH RACHEL 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 2 day of November, 1978.

Mrs. Ardenia Larkins
Notary Public

My commission expires:
My Commission Expires June 7, 1980

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 $ 7000.00 ; whichever amount is equal to or greater than the amount which the property transfferred would command at a fair voluntary sale. Affiant Earl Cullum Trustee

Subscribed and sworn to before me this the 7th day of Nov 1978

My commission expires: 7/18/79

Notary Public.