This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5393 PAGE 848

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Culver and wife, Letha E. Culver	First Tennessee Bank N. A. Memphis	60-1-128
(NAME) 3104 Greggwood Drive	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37207	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by George Culver and wife, Letha E. Culver and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, L. C. Tanley, Jr., R. C. Tanley and Phillip A. Oakley

have this day bargained and sold, and do hereby transfer and convey unto the said George Culver and wife, Letha E. Culver

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot 76 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for said County.
Said Lot No. 76 fronts 59.43 feet on the north side of Greggwood Drive and extends back 114.81 feet on its westerly line and 135.6 feet on its easterly line to a dead line in the rear on which it measures 50.56 feet.

Being the same property conveyed to L. C. Tanley, Jr. R. C. Tanley, Phillip A. Oakley and Charles C. Grice by deed from George E. Mudter, Jr., Substitute Trustee, of record in Book 5243, page 518, said Register's Office, the said Charles C. Grice having quitclaimed his interest to L. C. Tanley, Jr. of record in Book 5279, page 590, said Register's Office.

This conveyance is subject to the recorded plan which shows an Owner's Certificate, a 30-foot setback line from Greggwood Drive, a 10-foot easement for utilities across the rear, a 5-foot easement for utilities and drainage along the westerly side line, which has been increased to 15 feet by instrument of record in Book 4483, page 534, said Register's Office and a 7-1/2 foot easement for utilities and drainage along the easterly side line; and restrictions of record in Book 4447, page 108, said Register's Office, as amended by instrument of record in Book 4447, page 594, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 23,500.00

Subscribed and sworn to before me, this the 7th day of February 19 79

My commission expires: 4/16/82
(Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

unimproved ( )
This is improved (X) property, known as 3104 Greggwood Drive, Nashville, Tennessee 37207
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 7th *day of* February, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

L. C. Tanley, Jr.

R. C. Tanley

Phillip A. Oakley

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy L. Kota *a Notary Public in and for said County and State,* L. C. Tanley, Jr., R. C. Tanley and Phillip A. Oakley

the within named 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 *Tennessee, this* 7th *day of* ~~the~~ February, *19* 79

Nancy L. Kota *Notary Public*

Commission expires 4/16/82

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
~~NASHVILLE, TENN. 37130~~

WARRANTY DEED # 235639

L. C. Tanley, Jr., R. C. Tanley and Phillip A. Oakley

FROM

TO

George Culver and wife, Letha E. Culver

2143 02/09 65.60- CHECK

F 13451

IDENTIFICATION

FEB 9 12 25 PM '79

FEE $ RECEIVED & REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627