Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5478 PAGE 291

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael C. Cullum and wife, Peggy D. Cullum	First Tennessee Bank N. A. Memphis	107-13-12
(NAME) 888 Kipling Drive	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37217	(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 Michael C. Cullum and wife, Peggy D. Cullum and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Allie E. Riggan and wife, Sandra N. Riggan

have this day bargained and sold, and do hereby transfer and convey unto the said Michael C. Cullum and wife, Peggy D. Cullum *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 350 on the Map of Miro Meadows, 2nd Addition, as of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee.
Said Lot No. 350 fronts 75 feet on the northerly side of Kipling Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Allie E. Riggan and wife, Sandra N. Riggan by deed from Roy W. Hailey and wife, Jackie E. Hailey of record in Book 4714, page 777, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities, 60-foot building setback line from Kipling Drive and conditions of Owner's Certificate of record in Book 1424, page 112, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,500.00

Subscribed and sworn to before me, this the 3rd day of August 19 79

Affiant: Michael C. Cullum

My commission expires: 8-12-81 (Affix Seal)

Notary Public: Doris E. Moran

unimproved ( )
This is improved (XX) property, known as 888 Kipling Drive, Nashville, Tennessee 37217
(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 3rd *day of* August *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.*

Allie E. Riggan
Allie E. Riggan

Sandra N. Riggan
Sandra N. Riggan

BOOK 5478 PAGE 292

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Allie E. Riggan and wife, Sandra N. Riggan, *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* 3rd *day of* August, *19* 79.

Doris E. Moran *Notary Public*

Commission expires 8-12-81

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. 37238

WARRANTY DEED

FROM
Allie E. Riggan and wife,
Sandra N. Riggan
TO
Michael C. Cullum and wife,
Peggy D. Cullum

F. 44696

IDENTIF. REFERENCE

AUG 7 2 47 PM '79
FELIX Z. WILSON II 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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5478 PAGE 293

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			29500.00- CO	
			76.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	83.20-
2261	A08/07/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 4 6 9 6

T
IDENTIF. REFERENCE

AUG 7 2 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 702825