Title Dept 41

BOOK 5488 PAGE 164

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,375.00

/Craig M. Culver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 79.

Dorothy T. Wilson
Notary Public

MY COMMISSION EXPIRES: 8/22/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Ruben, Attorney (NAME) 325 Plus Park Blvd., Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRAIG M. CULVER, ET UX (NAME)	Third National Mortgage Co. (NAME)	118-9
1014 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	78
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eugene C. Johns and wife, Helen R. Johns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig M. Culver and wife, Donna H. Culver

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 45 on the Map of Leonte Subdivision not of record, and described according to a survey made by W. B. Southgate, December 1936, and March 1938, as follows:

Beginning at a point in the northerly margin of Draughon Avenue 320 feet west of the westerly margin of Lealand Avenue, formerly 10th Avenue, South, at the corner of Lots Nos. 44 and 45, thence with the line between said lots northerly 185 feet 6 inches, to a point; thence with the line between Lots 38 and 45, westerly 100 feet to a point at the corner of Lot 45 and 46; thence with the line between said lots, southerly 187 feet 6 inches to the north margin of Draughon Avenue; thence with the margin of the same, easterly 100 feet to the beginning.

Being the same property conveyed to Eugene C. Johns and wife Helen R. Johns, by deed from Dorise Turner Haynes, of record in Book 4621, page 94, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1014 Draughon Avenue, Nashville, Tennessee 37204 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 24th day of August, 19 79

Eugene C Johns
EUGENE C. JOHNS

Helen R Johns
HELEN R. JOHNS

STATE OF TENNESSEE
Davidson County

BOOK 5488 PAGE 165

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene C. Johns and Helen R. Johns

the 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 24th day of August 19 79

Commission expires 8/13/80

Dorothy A. Wilson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
EUGENE C. JOHNS, ET UX

TO
CRAIG M. CULVER, ET UX

F 48313

IDENTIF. REFERENCE

AUG 24 2 04 PM '79

FELIX Z. [illegible]SON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

08/24 1[illegible]

6511

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

BOOK 5488 PAGE 166

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
			71375.00- CO	
			185.64 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 192.14-	
6911	A	08/24/79	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 48313

IDENTIF. REFERENCE

AUG 24 2 04 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707341