BOOK 5752 PAGE 386

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

HOWARD P. FRIEDLI and wife

DORIS G. FRIEDLI

TO

RAYMOND E. CULVER, JR. and wife

MELINDA L. CULVER

For draftsman's use

THIS INSTRUMENT PREPARED BY:

STEPHEN L. EDWARDS, Esq.
806 Nashville Bank & Trust Building
Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond E. Culver, Jr., et ux (NAME)	Federal Land Bank Asso. of Gallatin (NAME)	Part of Map - 154
Russell Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 811 (STREET ADDRESS)	Parcel - 9
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	Field Book 9D-32360

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 2 3 45 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G44449

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$80,000.00 Raymond E. Culver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 1981.

Carl E. Boyer
Notary Public

MY COMMISSION EXPIRES: 10/2/83

(AFFIX SEAL)

For and in Consideration of the sum of ----------Ten and 00/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by Raymond E. Culver, Jr., and wife Melinda L. Culver, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, Howard P. Friedli and wife Doris G. Friedli,

have bargained and sold, and by these presents do transfer and convey unto the said Raymond E. Culver, Jr., and wife Melinda L. Culver their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Perry A. Chapdelaine, Jr., dated May 18, 1981, as follows:

06/02 817.00 - 0935

Beginning at a point in the center of Russell Rd., in the east line of Friedli property (as described in Book 3909, page 281, RODCT); thence with the center of said road, south 70 deg. 8' 6" west, 135.05' to a point; thence with the center of a private driveway north 77 deg. 5' 28" west, 116.13', then north 80 deg. 43' 45" west, 122.09', then, north 87 deg. 5' 23" west, 64.27', then south 84 deg. 30' 43" west, 53.34', then south 78 deg. 14' 11" west, 23.88'; thence leaving said private driveway; south 8 deg. 50' 34" west 220.28' to an iron pin; thence north 81 deg. 9' 26" west, 200.00' to an iron pin in a fence; thence with a fence, north 8 deg. 50' 34" east, 530.57' to an iron pin; thence leaving fence south 88 deg. 0' 0" east, 666.87' to an iron pin; thence south 2 deg. 49' 39" west, 307.47' (passing an iron pin at 274.01'), to the beginning; and containing 6.17 acres, more or less.

Being part of the same property conveyed to Howard P. Friedli and wife Doris G. Friedli by deed from Mary Marshall Buntley, a widow of record in Book 3909, page 281, Register's Office for Davidson County, Tennessee.

Grantors and grantees agree that an easement across the above described property is reserved for the use and benefit of the grantors, their heirs, successors and assigns, for the purpose of installing and maintaining a water line running to the well spring located on the north (hill) side of the property, together with a pump and any necessarily related equipment at the well site; that same be installed and maintained at the expense of the grantors; that grantors shall have the free use of the spring water at all times and that this right and easement for a water line are appurtinant to and shall run with the land; provided, however, that said right and easement shall terminate if and when city water is available from Russell Road.

There is also established and reserved a joint driveway easement over the existing gravel road, the center line of which lies on the common boundary between the property conveyed herein and the grantors remaining property (the grantors' northerly line and part of the grantees' south line). Said easement is 20' wide and extends 10' on either side of said center line and begins at the end of Russell Road and runs westwardly 379.71', more or less to an iron pin in the center line of said driveway, as shown in the survey of Perry A. Chapdelaine, Jr., dated 5-18-81.

unimproved ( )
This is improved (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town) ..... (Postal Zone)

That easement is a perpetual easement, pertinent to and running with the land in each case.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Raymond E. Culver, Jr., and wife Melinda L. Culver their heirs and assigns, forever.

And we do covenant with the said Raymond E. Culver, Jr., and wife Melinda L. Culver 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., except for 1981 real property taxes which will be paid by the Grantees.

And we, Howard P. Friedli and wife Doris G. Friedli do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Raymond E. Culver, Jr., and wife Melinda L. Culver heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 2nd day of June, 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Howard P. Friedli

Doris G. Friedli

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 5752 PAGE 388

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Howard P. Friedli and wife Doris G. Friedli

.....

.....

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 2nd day of June, 1981.

Carl E. Cooper, Notary Public

Commission Expires 10/2/83

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public

Commission Expires.....

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5752 PAGE 389

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

80[illegible].00- CO
208.00 CO TX
.50 PRFEE
9.00 MDEED
CHECK 217.50-
8939406/02/81 RAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

644449

IDENTIF. REFERENCE

JUN 2 3 45 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 825117