5836 [illegible]

BOOK 5837 PAGE 801 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Zelma Culbertson Moran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF December, 1981.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, Atty., P.O. Box 17526, Nashville, Tenn. 37217
NAME ADDRESS

MAIL

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Lee Stinson (NAME)	SAME (NAME)	5 D 27321
14031 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Map 182
Nashville, TN. (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	Par 3

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, Zelma Culbertson Moran, Betty Culbertson Stinson, Walter Ray Culbertson and Roy Donald Culbertson, only heirs at law of W. B. Culbertson and wife Lillie Bell Culbertson both deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Lee Stinson, unmarried

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:

Being a parcel of land in the 5th formerly the 2nd Civil District (31st Councilmanic District) of Davidson County, Tennessee; and being further described as follows:

Beginning at an iron pin situated in the southerly margin of Old Hickory Blvd; said iron pin also being the most northeast corner of the Charles E. Trotter et ux property as recorded in Book 4964, Page 387 - 388, Register's Office Davidson County, Tennessee (RODC,TN.);

Thence with the said margin of Old Hickory Blvd. S 77°-57'-25" E - 172.14 feet to a point;

Thence with a curve to the right having a radius of 67.69 feet a distance of 87.57 feet to a point;

Thence S 03°-50'-17" E - 147.83 feet to a point;

Thence with a curve to the right having a radius of 747.34 feet a distance of 125.50 feet to a point;

Thence S 05°-47'-00" W - 431.16 feet to an iron pin; said iron pin being a corner of the aforementioned Charles E. Trotter et ux property;

Thence leaving the margin of Old Hickory Blvd. and with Trotter's Property line N 73°-26'-20" W - 405.46 feet to an iron pin;

Thence N 16°-30'-00" E - 713.18 feet to the Point Of Beginning.

Containing 5.46 Acres more or less.

Also being the remaining portion of the W.B. Culbertson and wife, Lillie Bell Culbertson Property (both being deceased) as recorded in Book 1261, Page 509 Register's Office for Davidson County, Tennes:

This is improved (X) unimproved ( ) property, known as 14031 Old Hickory Blvd. Nashville, TN.
(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 & this 28th day of December, 1981

Zelma Culbertson Moran & Walter Ray Culbertson

Betty Culbertson Stinson & Roy Donald Culbertson

The property hereinabove described and conveyed in this instrument is not the usual place of residence of the grantors.

STATE OF TENNESSEE
Davidson County

BOOK 5837 PAGE 802

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Zelma Culbertson, Betty Culbertson Stinson, Walter Ray Culbertson and Roy Donald Culbertson

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 28th day of December 1981

Commission expires April 22, 1984. Kendall Van Cooper
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Zelma Culbertson Moran, Betty Culbertson Stinson, Walter Ray Culbertson & Roy Donald Culbertson

TO

Phillip Lee Stinson

G 74176

IDENTIF. REFERENCE

JAN 5 1 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____ BOOK 5837 PAGE 803

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
			46000.00- CO	
			119.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	126.10-
5836A01/05/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.74176

IDENTIF. REFERENCE

JAN 5 1 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860637