OFFICIAL RECEIPT

BOOK 5881 PAGE 225

FORM NO. WD-1

G 8 9 9 1 3

IDENTIF. REFERENCE

MAY 5 12 59 PM '82

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,750.00

James A. McKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 1982.

Notary Public

MY COMMISSION EXPIRES: 10/21/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney, 9000 E. Church St., Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. McKINNEY, ETUX (NAME)	New Owner (NAME)	Map 62
2230 Cabin Hill Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part of Parcel 48
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	(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, FRANCES OPHELIA CULBREATH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. McKINNEY AND WIFE, MABEL M. McKINNEY

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 and being Lot No. 1 on the plan of the resubdivision of Lot No. 1 of the Isham Culbreath Subdivision of record in Plat Book 5800, Page 49, R.O.D.C., TN, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 5, 1982 and known as Job No. 82-017 as follows:

Beginning at an iron pin set on the easterly margin of Pennington Bend Road (30' from the centerline), said point of beginning also being the Southwest corner of the Garland Cross Jr. property of record in Deed Book 5789, Page 622, R.O.D.C., TN; thence with Cross' line S81°00'24"E 590.05' to an iron pin set in the line of Sutherland Heights, Sec. 5 of record in Plat Book 2900, Page 1, R.O.D.C., TN; thence with the line of the said subdivision S03°31'00"W 88.77' to an iron pin; thence leaving the said Sutherland Heights Subdivision and with Lot No. 2 on the plan of the aforesaid Isham Culbreath Subdivision N85°57'57"W 585.81' to an iron pin set on the easterly margin of the aforesaid Pennington Bend Road; thence with the margin of the said Road N02°52'20"E, 139.80' to the point of beginning, containing 1.54 acres, more or less.

Being a portion of the same property conveyed to Isham Thomas Culbreath and wife, Frances Ophelia Culbreath, by deed from John D. Shephard and wife, Lena Mae Shephard of record in Book 2086, Page 106, Register's Office for Davidson County, Tennessee. The said Isham Thomas Culbreath having since deceased and the property passing to Frances Ophelia Culbreath as surviving tenant by the entirety.

This instrument is made subject to the Plan of record in Book 4715, Page 39, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved (XX) unimproved ( ) property, known as _____
(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 my hand this 16th day of April, 1982

Frances Ophelia Culbreath

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5881 PG 226

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES OPHELIA CULBREATH, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of April 1982

Commission expires 10/21/84

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

FRANCES OPHELIA CULBREATH

TO

JAMES A. McKINNEY AND WIFE,

MABEL M. McKINNEY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____ BOOK 5881 PAGE 227

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
			(26750.00- CO	
			69.42 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	75.92-
			5383A05/05/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 9 9 1 3

IDENTIF. REFERENCE T

MAY 5 12 53 PM '82

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN

No. 879390