Quit Claim Deed

FORM NO. WD-1

BOOK 6489 PAGE 930

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

W. H. Culwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 76

Janet M. Parker
Notary Public

MY COMMISSION EXPIRES: 10-17-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James W. Stinnett, Jr., Atty., 108 S. Main St., Ashland City, Tennessee 37015
NAME ADDRESS

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. H. Culwell (NAME)	Same (NAME)	Map 4
8640 Coppertown Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 2
Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PW

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~~ I, W. H. Culwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lois Culwell

a one-half undivided interest in
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:

A tract of land in the 14th, formerly 24th Civil District of said County, known as the J. N. Reeder Farm, described according to a copy of a survey thereof by W. B. Omohundro, Surveyor, dated June 8, 1946, as follows: BEGINNING at a point in the centerline of the Nashville and Hopkinsville Road, in the east line of a tract of land owned by R. F. Barnes, said point being approximately 50 feet west of the foot of a bluff, and running with the centerline of said road, as follows: S 55° 30' E 206-1/4 feet, S 40° E 330 feet; S 26° 30' E 313.5 feet; S 20° 20' E 181.5 feet; S 41° E 435.5 feet; thence leaving said road, S 30° W 116 feet to a large beech tree on the top of a bluff over Long Creek; thence with said bluff, S 20° E 84 feet to a large beech tree, being a corner of of the Wiley King land, of this land and of the old G. Reeder land; thence S 39° E 181.5 feet to a stone; thence N 54° 45' E 412.5 feet to a point in the centerline of said Nashville and Hopkinsville Road, being William B. Scruggs' corner, and being in the line of the land of Pilkinton; thence with the centerline of said road, N 84° E 100 feet; thence N 74° E 100 feet, N 65° 30' E 67.5 feet to a point in the center of said road, being B. Wait's, now Otto Smith's original SW corner; thence leaving said road, N 14° W 225 feet to a point, at a crabapple tree, being the original northeast corner of a one-acre tract, in said Smith's west line; thence along Smith's west line, and along an old fence, N 14° W 1278.5 feet to a stone; thence N 42° W 363 feet to a point on the east side of a hollow; thence N 72° 30' W 414.5 feet to a large beech tree, called for in deeds (now being part of a stump), and being in the original line of Hinckle's, Clinard's and Wait's old line, now in the line of the land of said Smith and being Davenport's corner; thence with Davenport's line, S 58° W 561 feet to a point in the east line of the Barnes land hereinabove mentioned; thence with his line, S 10° W 400 feet, more or less, to the beginning, containing 41.6 acres, more or less.

BEING the same property conveyed to W. H. Culwell by deed from Z. A. Culwell et ux, of record in Book 4299, page 828, Register's Office for Davidson County, Tennessee.

The PURPOSE of this conveyance is to create a tenancy by the entirety in grantor and grantee, they being husband and wife.

This is unimproved ( ) improved ( ) 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 29th day of March, 19 76

W. H. Culwell

3077

STATE OF TENNESSEE
~~Davidson~~ County
Cheatham

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, Tennessee, this 29th day of March, 19 78.

Commission expires 10-17-78

James M. Caudill
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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
W. H. CULWELL

TO
LOIS CULWELL

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I-8206

IDENTIF. REFERENCE

FEB 8 11 42 AM '85

PELLA C. [illegible] REGISTER
DAVIDSON COUNTY, TN