File 30

BOOK 6635 PAGE 930

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 79715.30

Subscribed and sworn to before me, this the 20 day of August 19 85

My commission expires: 1/10/89
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Virginia L. Turner	R I H T
220 Savely Drive	P. O. Box 2127
STREET ADDRESS	STREET ADDRESS
Hendersonville, TN 37075	Charlotte, N. C. 28211
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO 042-07-0 044.00 11D 36025

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, John C. Culver and wife, Deborah E. Culver

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Virginia L. Turner and Donald T. Goldsberry

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Morning View Subdivision, Section Two, of record in Book 2133, page 99, Register's Office for said County.

Said Lot No. 38 fronts 115 feet on the westerly margin of Graycroft Avenue and extends back 416.63 feet on the northerly line and 444.39 feet on the southerly line to a dead line in the rear, measuring 118.30 feet thereon.

Being the same property conveyed to John C. Culver and wife, Deborah E. Culver by deed recorded in Book 6240 at page 083, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Third National Mortgage Company, which the Grantees herein agree to assume and pay.

30410

IDENTIFICATION REFERENCE

Aug 21 2 42 PM '85

FELIX Z. ...ILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 703 Graycroft Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 20 day of August 19 85

John C Culver
John C. Culver

Deborah E Culver
Deborah E. Culver

State of Tennessee
County of Davidson

BOOK 6635 PAGE 931

On this 20 day of August, 19 85, before me personally appeared John C. Culver and wife, Deborah E. Culver to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires: 1/10/89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

File 30

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6635 PAGE 932

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			79715.30- CA1T.	
			207.22 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 213.72-	
9664A	08/21/85		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3041

IDENTIFICATION REFERENCE

Aug 21 2 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165570