file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth Culp 2501 Hillsboro Road, Suite 8 Nashville, TN 37212	SAME	72-10 259 15DA-30877

WARRANTY DEED BOOK 6778 PAGE 632

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, George D. Mitchell and wife, Billie C. Mitchell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kenneth Culp and wife, Mary Culp hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Otay Street at the southwesterly corner of the property conveyed to James E. Fentress by deed of record in Book 4081, page 177, said Register's Office; said point also being the southeasterly corner of the herein described tract; thence with the northerly margin of Otay Street, north 86 degrees 30 minutes west 87.5 feet to a point; thence leaving the northerly margin of said Street with the easterly line of the property conveyed to Joseph S. Moore, Jr., by deed of record in Book 3643, page 299, said Register's Office, north 2 degrees 35 minutes east 135 feet to a point; thence south 86 degrees 30 minutes east, 87.5 feet to a point; thence south 2 degrees 35 minutes west 135 feet to the point of beginning.

BEING the same property conveyed to George D. Mitchell and wife, Billie C. Mitchell by deed from James B. Anthony and wife, Claudette Fisher Anthony of record in Book 6567, page 962, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to the easements and other matters set forth in Book 4084, page 645, said Register's Office.

This is (un)improved property, known as 1309 Otay Street, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of February, 1986.

Billie C Mitchell
Billie C. Mitchell

George D. Mitchell
George D. Mitchell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of February, 1986, before me personally appeared George D. Mitchell and wife, Billie C. Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6778 PAGE 633

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 21,000.00.

Kenneth E. Culp
Affiant

Subscribed and sworn to before me, this the 6th day of February, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

7.4575

IDENTIFICATION REFERENCE

FEB 6 | 39 PM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
orge D. Mitchell and wife, Billie Mitchell

to:
nneth Culp and wife, Mary Culp

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR BOOK 6778 PAGE 634

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

BIRK 1.0- BAIT.
54.50 RGTAX
.50 PRFE
6.00 MUFF
CHECK 61.00-
2615A02/06/96 BAL .00

7.4575

IDENTIFICATION REFERENCE

FEB 6 1 30 PM '96

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 217406