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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James N. Coltharp & wife, Patsy C. Coltharp (NAME)	SAME (NAME)	Map 161-8 Parcel 47
5710 Clearwater Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood Tn. 37027 (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, Calvin Culpepper and wife, Gwendolyn J. Culpepper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James N. Coltharp and wife, Patsy C. Coltharp

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, being Lot No. 26 on the Plan of Southwood Subdivision of record in Book 2663, pages 125 and 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 88 feet on the north side of Brewer Drive and runs back 300 feet on the west line and 313.7 feet on the east line, to a dead line in the rear on which it measures 24 feet.

Being the same property conveyed to Calvin Culpepper and wife, Gwendolyn J. Culpepper, by deed from P. Leslie Hasty and wife, Brenda Hasty, of record in Book 5887, page 321, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 2904, page 51, said Register's Office.

3. Sanitary sewer and/or storm drainage easement and two 10 foot temporary construction easements conveyed by deed from Calvin Culpepper and Gwendolyn Culpepper to Metropolitan Government of Nashville and Davidson County, dated May 4, 1984, of record in Book 6297, page 13, said Register's Office.

4. The Plan of record in Book 2663, pages 125 and 126, said Register's Office.

unimproved ( )
This is improved (X) property, known as 378 Brewer Drive, Nashville, Tennessee 37211
(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 successors, assigns 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 s this 5th day of May, 19 86

Calvin Culpepper

Gwendolyn J. Culpepper

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin Culpepper and wife, Gwendolyn J. Culpepper, the bargainors 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 5 day of May, 1986

Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC LARGE STATE OF TENNESSEE

STATE OF)

COUNTY OF)

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 purpose 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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

Calvin Culpepper and wife,

Gwendolyn J. Culpepper

TO

James N. Coltharp and wife,

Patsy C. Coltharp

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

98186

May 6 11 53 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 48,900.00

Subscribed and sworn to before me this 5 day of May, 1986

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6849 PAGE 319

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

48900.00- CAMT.
127.14 CSTAX
.60 PRFEE
6.00 MDEED
CHECK 133.54-
0963A05/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98186

IDENTIFICATION REFERENCE

MAY 6 11 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244873