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:
John R. Werther
1213 Forrest Avenue
Nashville, TN 37206

MORTGAGEE:
BarclaysAmerican/Mortgage Corporation
5032 Parkway Plaza Blvd., Bldg 8
Charlotte, N.C. 28210

MAP-PARCEL NUMBERS:
MAP 83-9
PARCEL 99
18W-01455

WARRANTY DEED

BOOK 7145 PAGE 221

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,

Kenneth Culp and wife, Mary P. Culp

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John R. Werther and wife, Elizabeth Werther

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 Davidson County, Tennessee, being the westerly 50 feet of Lot No. 4, Block 3 on the plan of Partial Plan of the Property of the East Addition Real Estate Company, also known as Bailey's Subdivision of part of the Andrew Allison Home Place in East Nashville, of record in Book 161, page 73, Register's Office for said County.

SAID portion of Lot No. 4, Block 3, fronts 50 feet on the northerly margin of Forrest Avenue and extends back between parallel lines a distance of 160 feet to an alley in the rear.

BEING the same property conveyed to Kenneth Culp by deed from Rebecca McGuigan, unmarried, of record in Book 6853, page 303, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

9.6.64 I- IDENTIFICATION REFERENCE OF

FEB 24 10 47 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (an) unimproved property, known as 1213 Forrest Avenue, Nashville, TN 37206.

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 23rd day of February, 19 87.

Mary P Culp
Mary P. Culp

Kenneth Culp
Kenneth Culp

CHECK 2012 3734

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of February, 19 87, before me personally appeared Kenneth Culp and Mary P. Culp, 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 they executed the same as their free act and deed.

My Commission Expires Nov. 12, 1990

Peggy A. Moore
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7145 PAGE 222

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 $ 69,900.00.

John R. Werther
Affiant

Subscribed and sworn to before me, this the 23rd day of February, 1987.

My Commission Expires: 11-2-88

_____
Notary Public

WARRANTY DEED

from:
Kenneth Culp and wife,
Mary P. Culp

to:
John R. Werther and wife, Elizabeth Werther

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

TN-26233

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7145 PAGE 223

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

6920.. D- CA'T.
199.78 CDTAX
.50 PRFEE
6.00 MOE "
CHECK 206.28-
3704A02/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:6:6 4 I:

IDENTIFICATION REFERENCE

FEB 24 10 47 AM '87

FELIX Z. WILSON, JR REGISTER
DAVIDSON COUNTY, TN

No. 49026