Combos & Lawless, P.C.

This Instrument Prepared By:
Paul S. Parker
HARRIS, ROBINSON & ADEN
900 Nashville City Bank Building
P.O. Box 2524
Nashville, TN 37219

BOOK 7156 PAGE 851

EXECUTOR'S DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NO.
James D. Culp & Jo Ann Culp 4101 Eden Avenue Nashville, Tennessee 37215	Same	131-03-0 128.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars and for other good and valuable consideration in hand paid by James D. Culp and Jo Ann Culp, husband and wife, (herein collectively referred to as "Grantee"), the receipt of which is hereby acknowledged, First American Trust Company, N.A., as successor fiduciary to First American National Bank of Nashville pursuant to T.C.A. § 45-2-1008, a national banking association with its main offices in Nashville, Tennessee, acting solely in its capacity as Executor and Trustee under the Last Will and Testament of Sam A. Culp, but no further nor otherwise, ("Grantor"), has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments an appurtenances thereto appertaining, the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 58 on the plan of Green Hills subdivision No. 2, of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts seventy-two (72') feet six (6") inches on the easterly side of Eden Avenue and runs back between parallel lines one hundred fifty (150') feet to a dead line.

Being the same property conveyed to Sam Adams Culp by deed from Artie G. Manley and husband, Jack Manley, of record in Book 1847, Page 40, Register's Office of Davidson County, Tennessee. Sam Adams Culp and Sam A. Culp being one and the same person.

The Last Will and Testament of Sam A. Culp, appointing First American National Bank of Nashville, predecessor fiduciary to First American Trust Company, N.A., as Executor and Trustee thereunder is of record in Book 7147, Page 448, Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

0.0 2 4 8.

IDENTIFICATION REFERENCE

MAR 4 3 07 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00

Jo Ann Culp
Affiant

SUBSCRIBED AND SWORN TO before me this 25th day of February, 1987.

Elizabeth H Lawson
Notary Public

My commission expires:
3-11-90

This is improved property known as 4104 Eden Avenue, Nashville, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said James D. Culp and Jo Ann Culp, husband and wife, their heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the lien of current taxes which are hereby assumed by Grantee.

Grantor further covenants and binds its successors, representatives and assigns, to warrant and forever defend the title to said real estate to said James D. Culp and Jo Ann Culp, husband and wife, their heirs and assigns, against the lawful claims of all persons.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized office this 25TH day of FEBRUARY, 1987.

FIRST AMERICAN TRUST COMPANY, N.A.,
Acting in its sole capacity as
Executor and Trustee under the
Last Will and Testament of
Sam A. Culp, but no further nor
otherwise.

BY: Emmett Kessing
ITS: Vice President

ATTEST:

R. T. Smith

TITLE: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SANDRA F. EASTES, a Notary Public of the State and County aforesaid, personally appeared EMMETT RUSSELL III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a VICE PRESIDENT of First American Trust Company, N.A., successor fiduciary to First American National Bank of Nashville pursuant to T.C.A. §45-2-1008, a national banking association, acting in its sole capacity as Executor and Trustee under the Last Will and Testament of Sam A. Culp, but no further nor otherwise, the within named bargainor, and that he as such VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VICE PRESIDENT.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of February, 1987.

Sandra F. Eastes
Notary Public

My commission expires:
4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SANDRA F. EASTES, a Notary Public of the State and County aforesaid, personally appeared RICHARD C. SMITH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the a VICE PRESIDENT of First American Trust Company, N.A., successor fiduciary to First American National Bank of Nashville pursuant to T.C.A. § 45-2-1008, a national banking association, acting in its sole capacity as Executor and Trustee under the Last Will and Testament of Sam A. Culp, but no further nor otherwise, the within named bargainor, and he as such VICE PRESIDENT being authorized so to do, attested the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VICE PRESIDENT.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of February, 1987.

Sandra F. Eastes
Notary Public

My commission expires:
4-17-88

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

RECEIVED OF _____

FOR _____

BOOK 7156 PAGE 854

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

650 • P- CAPIT
180.00 STAX
.50
9.00
CHECK 191.50-
7759A03/.4/87 REL .20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.0248

IDENTIFICATION REFERENCE

MAR 4 3 07 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52976