FILE BOX 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
William C. Caldwell
2736 Oakwood Avenue
Nashville, TN 37207

MORTGAGEE:
Lomas Mortgage, U.S.A.
P.O. Box 62925
Virginia Beach, VA 23462

MAP-PARCEL NUMBERS:
MAP 60-16
PARCEL 202
12DZ-2374

WARRANTY DEED BOOK 7662 PAGE 160

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, Charles D. Culp and wife, Barbara J. Culp

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William C. Caldwell

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 Lot No. 35 on the plan of Resubdivision of Lots 26 thru 37 and Parcel "A" of Section 1, Shepardwood Subdivision, of record in Book 4350, page 118, Register's Office for said County.

SAID Lot No. 35 fronts 71.34 feet on the westerly margin of Oakwood Avenue and extends back 130.47 feet on the northerly line and 135.63 feet on the southerly line to a dead line in the rear, measuring 56.62 feet thereon.

BEING the same property conveyed to Charles D. Culp and wife, Barbara J. Culp by deed from Joe T. Swafford and wife, Christine Swafford of record in Book 5292, page 449, Register's Office for Davidson County, Tennessee. Barbara J. Culp has since conveyed one-half (½) undivided interest in susjbect property to Charles D. Culp by quitclaim deed of record in Book 7645, page 249, said Register's Office.

The property herein conveyed is subject to the restrictive covenants of record in Book 4361, page 11, said Register's Office, and to the matters shown on the herein referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to The Kissell Company, of record in Book 5292, page 451, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee. It is further understood and agreed that this conveyance is made subject to a second mortgage deed of trust to CIT Financial Services of record in Book 6863, page 736, said Register's Office.

This is (~~un~~)improved property, known as 2736 Oakwood Avenue, Nashville, TN 37207.

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 16th day of September, 1988.

Charles D. Culp

Barbara J. Culp

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of September, 1988, before me personally appeared Barbara J. 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 she executed the same as her free act and deed.

My Commission Expires JULY 10, 1990

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7662 PAGE 161

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

1120 09/27 0101 03CHECK 155.00

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00.

William C. Caldwell
Affiant

Subscribed and sworn to before me, this the _____ day of September, 19 88.

My Commission Expires: Oct 9, 1991

Christy Wilkins Duncan
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 1988, before me personally appeared Charles D. Culp, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Christy Wilkins Duncan
NOTARY PUBLIC

My commission expires: Oct 9, 1991

7-10611

SEP 27 10 17 AM '88

WARRANTY DEED

from:

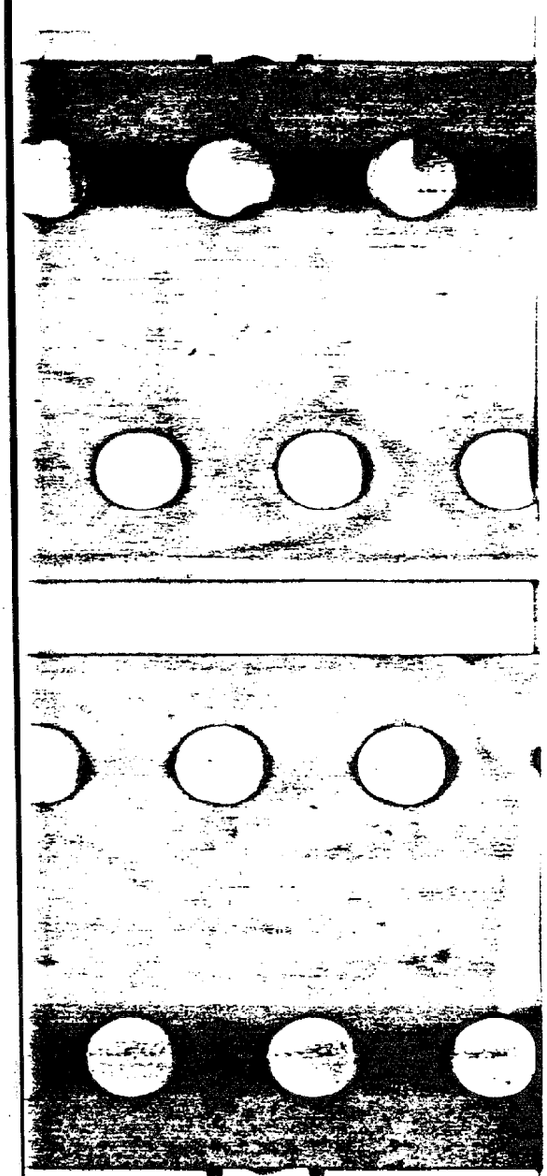
CHARLES D. CULP AND WIFE,
BARBARA J. CULP

to:

WILLIAM C. CALDWELL

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27828



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7662 PAGE 162

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 45000.00
				CON TX 148.50
				PRFEE 0.50
				WDEED 0.60
				VOID
				WDEED 0.60-
				WDEED 6.00
				TOTAL 155.00
				CHECK 155.00
			09/27/88 01	10:18 0001 1120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 0 6 1

SEP 27 10 17 AM '88

No. 138083