FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,675.04

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 1988

Notary Public

MY COMMISSION EXPIRES: 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dewey Pedigo, Jr., Attorney, 301 Stahlman Bldg., Nashville, Tennessee, 37201
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY-OWNER | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jack W. Lee, et ux (NAME) | (NAME) | Map 154 |
| 3912 Wayland Blvd (STREET ADDRESS OR ROUTE NUMBER) | Same (STREET ADDRESS) | par. 104 |
| Nashville Tn. 37211 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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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, RAYMOND E. CULVER, JR., AND WIFE, MELINDA L. CULVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK W. LEE AND WIFE, IVA BOYD LEE

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:

(See attached exhibit marked "A") 4646 10/06 0101 03CHECK 404.51

Also, conveyed herein is the balance in the escrow account at Sovran Mortgage Corporation.

The herein conveyed property is conveyed subject to the following:

1. 1988 Land Taxes

2. Water easement in Deed of record in Book 5752, page 386, said Register's Office.

3. Joint driveway agreements in Deeds of record in Book 5752, page 386 and 933, said Register's Office.

4. Title to that portion of the premises embraced within the bounds of any roads or highways.

unimproved / This is improved / X property, known as Route 1 Russell Road, Kingston Springs, TN 37082
(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 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 4th day of October, 1988

RAYMOND E. CULVER, JR.

MELINDA L. CULVER

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond E. Culver, Jr. and wife, Melinda L. Culver

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the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 1988.

Johnnie A. Andrews Baker, Notary Public

Commission Expires 3/11/90

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM Raymond E. Culver, Jr., et ux

TO Jack W. Lee, et ux

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

## EXHIBIT "A"



**TRACT I**

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Perry A. Chapdelaine, Jr., dated May 18, 1981, as follows:

Begin at a point at the end of Russell Road, as its furtherest point from McCrory Lane, and the beginning of a private driveway; thence with the center line of said private driveway north 77 deg. 5' 28" west 116.13 feet to a point in the center line of said driveway; thence north 8 deg. 43' 45" west 99.09 feet to an iron pin, the point of beginning of the within described premises; thence south 8 deg. 50' 34" west 610.48 feet to an iron pin in the center line of Poplar Creek Road; thence with the center line of said Poplar Creek Road along a curve (Curve data: angle of 18 deg. 19' 37" and radius of 909.40 feet ) a distance of 290.88 feet to an iron pin; thence continuing with the center line of said Poplar Creek Road, north 69 deg. 2' 24" west 73.33 feet to an iron pin; thence leaving Poplar Creek Road north 8 deg. 50' 34" east 331.81 feet to an iron pin; thence south 81 deg. 9' 26" east 200.00 feet to an iron pin; thence north 8 deg. 50'34" east 220.28 feet to an iron pin in the center line of a private driveway; thence with center line of said private driveway north 78 deg. 14' 11" east 23.88 feet to a point; then North 84 deg. 30' 43" east 53.34 feet to a point; then south 87 deg. 5' 23" east 64.27 feet to a point, then south 80 deg. 43' 45" east 23.00 feet to the point of beginning, containing 3.85 acres, more or less.

**TRACT 2**

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Perry A. Chapdelaine, Jr., dated May 18, 1981, as follows:

Beginning at a point in the center of Russell Rd., in the east line of Friedli property (as described in Book 3909, page 281, RODCT): thence with the center of said road, south 70 deg. 8' 6" west, 135.05 feet to a point; thence with the center of a private driveway north 77 deg. 5' 28" west, 116.13 feet, then north 80 deg. 43' 45" west, 122.09 feet, then, north 87 deg. 5' 23" west 64.27 feet, then south 84 deg. 30' 43" west, 53.34 feet, then south 78 deg. 14' 11" west, 23.88 feet; thence leaving said private driveway; south 8 deg. 50' 34" west 220.28 feet to an iron pin; thence north 81 deg. 9' 26" west, 200.00 feet to an iron pin in a fence; thence with a fence, north 8 deg. 50' 34" east, 530.57 feet to an iron pin; thence leaving fence south 88 deg. 0' 0" east, 666.87 feet to an iron pin; thence south 2 deg. 49' 39" west, 307.47 feet (passing an iron pin at 274.01 feet) to the beginning; and containing 6.17 acres, more or less.

Being the same property conveyed to Raymond E. Culver, Jr. and wife, Melinda L. Culver by deed from Howard P. Friedi and wife, Doris G. Friedi of record in Book 5752, page 386 and page 933, said Register's Office. Raymond E. Culver, Jr. having Quitclaimed his interest to Melinda L. Culver of record in Book 6012, page 518, said Register's Office. Melinda L. Culver having Quitclaimed to Raymond E. Culver, Jr. and wife, Melinda L. Culver of record in Book 6747, page 372, said Register's Office.

MAIL ERN.

OCT 6 12 05 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.4 | 6.0.

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | |
| | | | | 119675.04 |
| | | | CON TX | 395.01 |
| | | | PRFEE | 0.50 |
| | | | WDEED | 9.00 |
| | | | TOTAL | 404.51 |
| | | | CHECK | 404.51 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/06/88 01 12:08 0001 4646

7.4160.

IDENTIFICATION REFERENCE

OCT 6 2 05 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 141477