WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Charles Ray Petty
Affiant

Sworn to and subscribed before me on this the 23 day of July, 1992.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 8-12-93

MORTGAGEE:
James McCulley
3665 Knight Church Rd
Cookeville Tenn
38501

Address New Owner:	Send Tax Bills to:	Map-Parcel
Alice McCulley Trustee		61-140
1042 Horseshoe Dr	Same	68.00
Nashville Tenn 37216		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE and other good and valuable consideration the receipt of which is hereby acknowledged, I, H. A. Flynn, Jr., hereinafter called the GRANTOR, have bargained and sold and by these presents, do transfer and convey unto Alice P. McCulley, Trustee, hereinafter called GRANTEE, her heirs and assigns, whose powers of sale are restricted by the trust agreement, certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 21 on the Map of Locust Grove Estates, as of record in Book 1424, page 11, Register's Office for said County.
>
> Said Lot No. 21 fronts 65.95 feet, more or less, on the westerly side of Horseshoe Drive as measured around a curve and runs back between lines, 169.0 feet on the north line, 147 feet on the south line to the right-of-way of the L & N Railroad on which it measures 63.5 feet.
>
> Being part of the property conveyed to H. A. Flynn, Jr. and wife, Lula Oliver Flynn, having since died and he being the sole owner, by deed from C. A. Wheeler, Jr. and wife, Alice Thorne Wheeler, of record in Book 65, page 581, Register's Office for Davidson County, Tennessee.

This is improved property known as 1042 Horseshoe Drive, Nashville, Tennessee, 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this the 22 day of July, 1992.

H. A. FLYNN, JR.

STATE OF TENNESSEE

COUNTY OF Sumner

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, H. A. FLYNN, JR., the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville Tennessee, this the 22 day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 8-12-93

29824

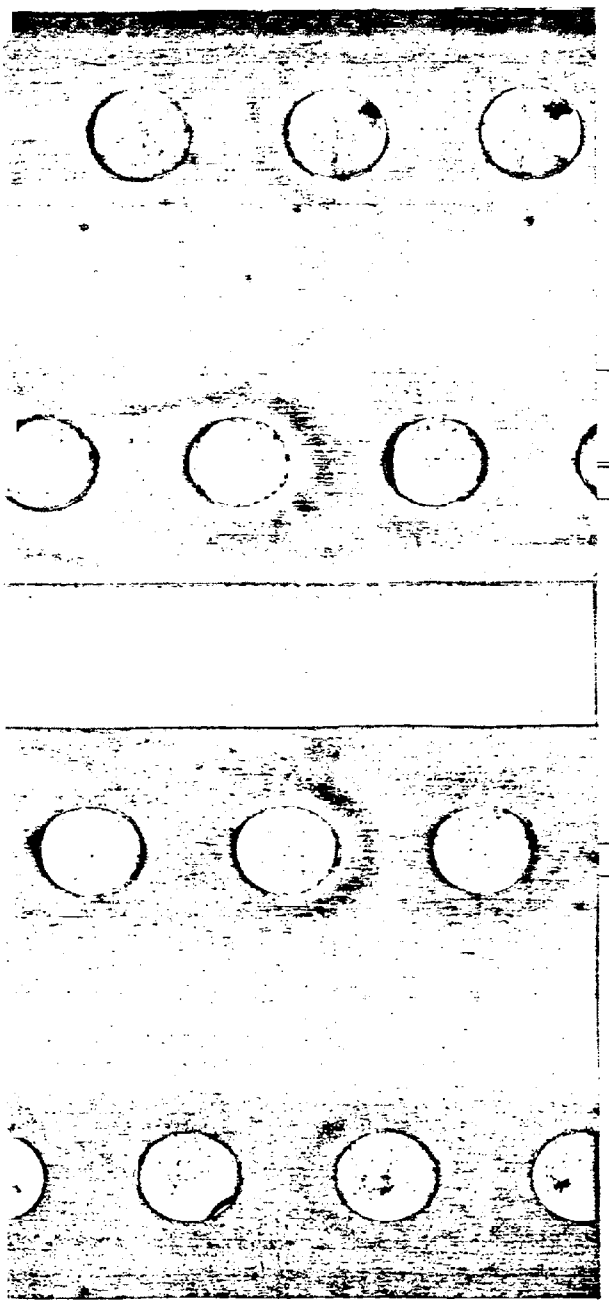
IDENTIF. TREFERENCE

JUL 23 9 51 AM '92

REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

3113 07/23 0101 03CHECK 46.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8682 PAGE 301

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

CAMT 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00
07/23/92 01 09:52 0001 8113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29824

IDENTIF. TREFERENCE

JUL 23 9 51 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 552818