58848

BOOK 9068 PAGE 138 IDENTIF. # REFERENCE

This Instrument Was Prepared By:
Gregory & Gregory, Attorneys at Law
508 Hill Street
Springfield, TN 37172

93 SEP -2 AM 9:37 MAIL ENV.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

New Owner:

Mr. and Mrs. Barron D. Grantham

3899 Cantarutti Road

Joelton, TN 37080

Send Tax Bills To:

Same

0966 09/02 0101 03CHECK 386.40

Map & Parcel: Map 29 Parcel 189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) dollars, cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Clarence W. Culwell and wife, Helen B. Culwell the GRANTORS herein, have this day bargained and sold, and do hereby sell transfer and convey unto Barron D. Grantham and wife, Donna J. Grantham the GRANTEES herein, their heirs and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described according to a survey made August 12, 1959, by Hickerson-Miller, Engineers-Surveyors, revised January 27, 1961, by E.L. Miller, Jr., and Company, Surveyors, as follows:

Beginning at a stake at the southwesterly corner of the tract of land conveyed to Reau E. Folk, Jr., Trustee, by deed of record in Book 2809, page 383, Register's Office for said County, and running thence, along the westerly line of said tract, north 3 degrees 30 minutes east 600 feet to a point; thence north 76 degrees 45 minutes east 160 feet, more or less, to the westerly margin of the southerly terminus (turnaround) of Cantarutti Road, as extended; thence, with the margin of said turnaround, along a curve having a radius of 50 feet, in a southeasterly and then northeasterly direction, a distance of 98 feet to point; thence south 42 degrees east 400 feet, more or less, to the southeasterly line of the said tract conveyed to Reau E. Folk, Jr., Trustee, said point being in the center of a branch; thence, with the center of said branch and along the said southeasterly line, south 42 degrees 53 minutes west 210 feet, and then south 53 degrees 07 minutes west 303.6 feet to the original southeasterly corner of the said tract; thence north 88 degrees west 215.8 feet to the beginning, containing 5.5 acres, more or less.

BEING the same property conveyed to Clarence W. Culwell and wife, Helen B. Culwell by deed of record in Book 3879, page 456, said Register's Office.

This conveyance is made subject to an easement for a road of record in Book 785, page 433 and in Book 996, page 427, said Register's Office.

This conveyance is also made subject to an easement granted Davidson County of record in Book 2740, page 207, said Register's Office.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their heirs, successors and assigns forever; and we do covenant with the said Grantees, their heirs, successors and assigns, that we are lawfully seized in fee of said land; that they have a good and perfect right to make this conveyance; that said land is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves our heirs and assigns to warrant and forever defend the title in and to said land against the lawful claims and demands of all person, whomsoever. Wherever used herein the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Witness our hands on the date contained in the notary acknowledgement herein below.

Clarence W. Culwell

Clarence W. Culwell

Helen B. Culwell

Helen B. Culwell

STATE OF TENNESSEE COUNTY OF Robertson

Personally appeared before me a notary public in and for said County and State, Clarence W. Culwell and wife, Helen B. Culwell, the bargainors, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal at Springfield,

Tennessee, this 17th day of August, 19 93.

Patsi B. Gregory
Notary Public

PATSI B. GREGORY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

2-1-94

STATE OF TENNESSEE COUNTY OF Robertson

The actual consideration or value, whichever is greater, for this transaction is $ 102,000.00

Baron D. Grantham
Affiant

Sworn and subscribed to before me this

17th day of August, 19 93.

Patsi B. Gregory
Notary Public

PATSI B. GREGORY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

2-1-94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9068 PAGE 140

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 102000.00
				CON TX 377.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 386.40
				CHECK 386.40
			09/02/93 01	09:36 0001 0966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58848
IDENTIF. & REFERENCE

93 SEP -2 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693442