This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
John N. Culver
P. O. Box 68314
Nashville, TN 37206

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 105-6
PARCEL 206
16W-14765

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michael W. Skelton, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John N. Culver, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 13, on the Plan of Mathilda Alloway's Subdivision of No. 5 Horton Place, of record in Plat Book 161, Page 143, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Michael W. Skelton, by deed from George Ginn of record in Book 8251, Page 129, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 1993 have been pro-rated and paid.

This is improved property known as 757 Alloway Street, Nashville, TN 37203, and is not the principal residence of the Grantor and is not subject to marital rights herein..

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John N. Culver, his heirs and assigns, forever; and I, Michael W. Skelton, 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 16th day of December, 1993.

Michael W. Skelton

93 DEC 21 AM 8:33
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael W. Skelton, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of December, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 39,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of December, 1993.

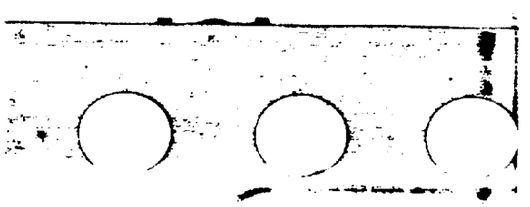
NOTARY PUBLIC
My Commission Expires: 3/22/97

6453 12/21 0101 03CHECK 153.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9193 PAGE 633

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

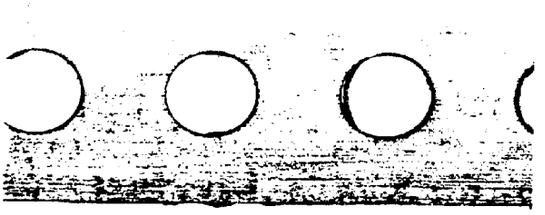
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 39000.00
				CON TX 144.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 153.30
				CHECK 153.30
			12/21/93 01	08:34 0001 6453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98966
IDENTIFICATION REFERENCE

93 DEC 21 AM 8:33

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 736424