Box 15
MG

This instrument prepared by:
J. Mitchell Grissim, Jr.
Mitch Grissim & Associates
325 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 10044 PG 927

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
John Culbertson and wife, Shirley Culbertson Wilowen Drive Nashville, Tennessee 37210	Chase Manhattan Mtg. Corp. 200 Old Wilson Bridge Rd. Worthington, OH 43085-8500	Map 95-5-23 Parcel 3DZ-39090

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MICHAEL RANDOLPH SMILEYand wife, GEORGETTE C. SMILEY (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the said JOHN CULBERTSON and wife, SHIRLEY CULBERTSON (the "Grantees"), its successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 22, on the Plan of Creekside Heights, of record in Book 2663, pages 114 and 115, said Register's office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael Randolph Smiley and wife, Georgette C. Smiley, by deed from Dennis E. Culbertson, Unmarried, of record in Book 6422, page 633, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1. Current year real property taxes

2. Deed of Trust of record at Book 8937, page 430, Register's Office for Davidson County, Tennessee.

Grantors do further covenant and bind themselves, their heirs, successors, representatives and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives, and assigns, against the lawful claims of all persons, whomever.

Whenever 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, Grantors have caused this instrument to be executed by its duly authorized officer on this 30th day of April, 1996.

Michael Randolph Smiley
MICHAEL RANDOLPH SMILEY

Georgette C. Smiley
GEORGETTE C. SMILEY

0180085
IDENTIF. & REFERENCE

96 MAY -8 PM 3:43
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL RANDOLPH SMILEY and wife, GEORGETTE C. SMILEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 1996.

NOTARY PUBLIC
My Commission Expires: My Commission Expires MAR. 21, 1998

JOE PURVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $67,773.86.

Michael Randolph Smiley
Affiant

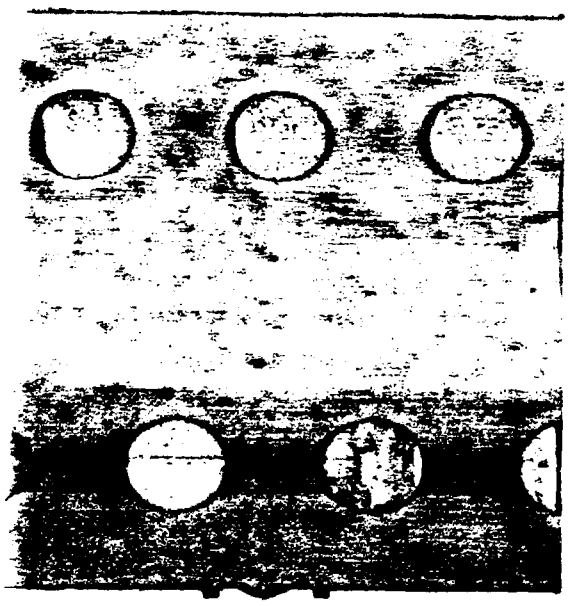
Subscribed and sworn before me this 30th day of April, 1995.

NOTARY PUBLIC
My Commission Expires: My Commission Expires MAR. 21, 1998

JOE PURVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

[illegible] 03/30 01:01 03CHECK 259.77





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

RECEIVED OF _____

FOR _____

BOOK 10044 PG 929

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	67773.86
			DON TX	250.77
			PRFEE	1.00
			MDEED	8.00
			TOTAL	259.77
			CHECK	259.77

05/08/96 01 15:48 0001 9763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180085
IDENTIF. ↑ REFERENCE

96 MAY -8 PM 3:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037764