39-B

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 10819 PG 438

WARRANTY DEED

Name and Address of New Owner: David H. Seligman 3801 Princeton Avenue Nashville, Tennessee 37205
Send Tax Bills To: New Owner
Street Address of Subject Property: 3801 Princeton Avenue Nashville, Tennessee 37205 — Map-Parcel No: Map 104-9 Parcel 3.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT G. MCCULLOUGH, JR., A MARRIED MAN,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DAVID H. SELIGMAN,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 396 on the Map of Richland Realty Company's Division "C", of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert G. McCullough, Jr. by deed from Billie D. Lundy and wife, Margaret S. Lundy and Jadonna L. Amstutz and Paul Richard Amstutz, of record in Book 8691, page 573, said Register's Office.

Leslie T. McCullough, wife of Robert G. McCullough, Jr., hereby joins in the execution of this instrument in order to convey any and all marital interest she may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 1998 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 421, page 31, 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, his heirs 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 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 27th day of February, 1998.

ROBERT G. MCCULLOUGH, JR.

LESLIE T. MCCULLOUGH

0800 03/01 0101 [illegible]

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 27th day of February, 1998, before me personally appeared Robert G. McCullough, Jr. and wife, Leslie T. McCullough to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 9-29-2001

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $229,000.00.

Affiant

Subscribed and sworn to ~~before~~ me, this the 27th day of February, 1998.

NOTARY PUBLIC

My commission expires: 4-29-2001

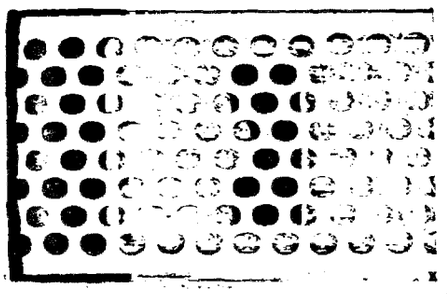
98 MAR -3 PM 2:16

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

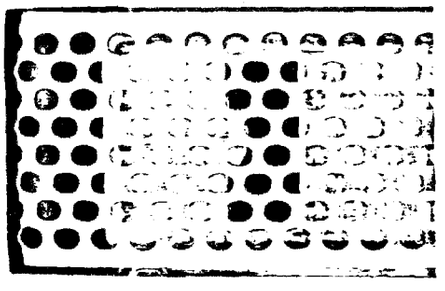
BOOK 10819 PG 441

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

DART [illegible]
CO TX [illegible]
PRFEE [illegible]
MISC [illegible]
TOTAL [illegible]
CASH [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0407192

IDENTIF. & REFERENCE

98 MAR -3 PM 2:16

No. 1260737