0566113

IDENTIFICATION REFERENCE MAI TMV

99 MAR 26 PM 1:47

THIS INSTRUMENT PREPARED BY:
Residential Title & Escrow Corp
599 W. Sam Ridley Parkway, Suite 107
Smyrna, Tennessee 37167

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

BOOK 11401 PG. 681

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **E. M. CULVER and wife, AVOLYN P. CULVER** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **PAMELA CARTER, unmarried, RICHARD SMITH, unmarried, and CHRISTOPHER SMITH, unmarried, each a 1/3 undivided interest as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 12 on the Plat of Richardson Place Subdivision, as of record in Book 547, page 135, Register of Deeds Office for Davidson County, Tennessee being parts of Lot Nos. 95, 96 and 103 and part of an alley lying south of Lot No. 103 on the Plan of Lockeland, The Chadwell Home Place, as of record in Book 57, page 135, said Register's Office.

Said Lot No. 12 fronts 64 feet on the northerly side of Holly Street, formerly Chadwell Street or Avenue, and runs back between parallel lines 379 feet to a dead line.

Being the same property conveyed to E. M. Culver and wife, Avolyn P. Culver, as tenants in common, by Quitclaim Deed from E.M. Culver and wife, Avolyn P. Culver, dated February 26, 1995, recorded March 13, 1995, in Book 9616, page 895, Register's Office of Davidson County, Tennessee. Also acquired by deed of record in Book 6629, page 799, Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 22 day of March, 1999.

E. M. Culver

Avolyn P. Culver by E. M. Culver, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, E. M. Culver, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person named in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal this 22nd day of March, 1999.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared E. M. Culver, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Avolyn P. Culver, the within named bargainor, and who acknowledged the execution of same to be the free act and deed of the said Avolyn P. Culver.

Witness my hand and official seal this 22nd day of March, 1999.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 78,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Pamela S Carter
Affiant

Subscribed and sworn to before me this 22nd day of March, 1999.

Notary Public
My Commission Expires: 12-11-2001

NOTARY PUBLIC AT LARGE

MAP AND PARCEL NUMBERS: Map 83, Group 14, Parcel 11.00

ADDRESS NEW OWNER:
Pamela Carter et al
1803 Holly St.
Nashville, TN 37206

MORTGAGEE:
Crown Bank, Federal Savings Bank
105 Live Oaks Garden
Casselberry, FL 32707

SEND TAX BILLS TO: New Owner

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PBFEE	PROBATE FEE

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IDENTIF. ↑ REFERENCE

99 MAR 26 PM 12:47

BOOK 11401 PG. 683

CASH	75000.00
CHK TR	220.50
RFFEE	1.00
LMFEE	5.00
CFEE	2.00
TOTAL	233.50
CHECK	233.50

26-MAR-99 01 12:46 0001 3877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442951