3w14A
13107-1

BOOK 11706 PAGE 260

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
GREATER, FOR THIS TRANSFER IS $ 154,500.00

Charline B Grant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF October 19 99

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAMES A. CULVER (NAME)	NEW OWNER (NAME)	MAP 131-6G
725 Parsons Road (ADDRESS)	(ADDRESS)	PARCEL 408.00CO
Ridgewood, NJ 07450 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	7DA-92521

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUSAN A. DUDLEY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. CULVER AND WIFE, NANCY N. CULVER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 408 together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2 and 11, Burton Hills of record in Plat Book 6250, page 978, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Susan A. Dudley, Unmarried by Deed from Edgar T. Scruggs and wife, Margaret D. Scruggs, of record in Book 9816, Page 101, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions as set forth in the Master Deed, of record in Book 7076, Page 696, amended in Book 7308, page 859, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

0603 10/18 0101 03CHECK 582.65

This is improved (X) unimproved ( ) property, known as 408 Ashlawn Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 15th day of October 19 99

Susan A Dudley
SUSAN A. DUDLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUSAN A. DUDLEY, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 15th day of October, 19 99.

Commission expires May 27, 2001

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

64 7286
REFERENCE
RECEIVED
99 OCT 18 AM 10:27
COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11706 PAGE 262

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	PRFEE	PROBATE FEE

0647286

99 OCT 18 AM 10:27

REGISTER
DAVIDSON COUNTY, TN.

CAMT
154500.00
CON TX 571.65
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 582.65
CHECK 582.65

10/18/99 01 10:31 0001 0603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1528423