Davidson County DEEDWARR
Recvd: 01/29/01 09:02 2pgs
Fees:11.00 Taxes:277.50

20010129-0008292

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39564** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 75,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 22ND **DAY OF JANUARY, 2001.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2001

L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ANDREW JAMES **2810 Branwood Drive** **Nashville, Tennessee 37214**	**ELAINE GOODWIN** **109 Cunniff Parkway** **Goodlettsville, TN 37072**	**96-13-83** **3DZ 60228**

FOR AND IN 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, E. M. CULVER and wife, AVOLYN P. CULVER**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW JAMES**

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 Lot No. 108 on the Plan of Twin Lawn, of record in Book 2331, page 9, Register's Office for said County.

SAID Lot No. 108 fronts 74.6 feet on the north side of Branwood Drive and extends back 151.2 feet on the west line and 153.8 feet on the east line to a dead line in the rear on which it measures 75.5 feet.

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, of record in Book 9616, page 911, Register's Office for Davidson County, Tennessee and the same property conveyed to E. M. Culver by deed from Orsalia Augustis Asteis of record in Book 6435, page 39, said Register's Office.

Unimproved ( )
This is improved (X) property, known as **2810 Branwood Drive, Nashville, Tennessee 37214**
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 OUR HANDS THIS 22nd DAY OF JANUARY, 2001.

E. M. Culver By Elaine Goodwin, Atty-in-Fact Avolyn P. Culver By Elaine Goodwin Atty-in-Fact

E. M. CULVER
By: ELAINE GOODWIN,
Attorney-in-Fact

AVOLYN P. CULVER
By: ELAINE GOODWIN,
Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 19th day of January, 2001, before me personally appeared ELAINE GOODWIN to me known to be the person who executed the foregoing instrument in behalf of E. M. CULVER and wife, AVOLYN P. CULVER, the bargainors, as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said E. M. CULVER and wife, AVOLYN P. CULVER, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of January, 2001.

Alan L Saturn

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002