Record 3rd
File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/03 08:17 2pgs
Fees:13.00 Taxes:509.29

20030828-0124800

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$137,647.05**

Affiant

Subscribed and sworn to before me this 15th day of August, 2003

Notary Public
My Commission expires:
(Affix Seal)

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sylvan Property Group, L.L.C.	SAME	94-1-403
302 42nd Avenue North		105.06-190 105.06-206
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John N. Culver**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sylvan Property Group, L.L.C.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

750 Alloway Street:
Being Lot No. 1 on the plan of Edgehill Estates, Section 79, of record in Plat Book 4715, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John N. Culver, by deed from Taylor Henry Jr., of record in Book 9191, page 456, Register's Office for Davidson County, Tennessee.

757 Alloway Street:
Being Lot No. 13 on the plan of Mathilda Alloway's Subdivision of No. 5 Horton Place, of record in Plat Book 161, page 143, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John N. Culver, by deed from Michael W. Skelton, of record in Book 9193, page 631, Register's Office for Davidson County, Tennessee.

1509 Sevier Court:
Being Lot No. 96 on the plan of Shelby Village No. 2, of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John N. Culver, by deed from Teresa Lynn Durham, of record in Book 9858, page 320, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

750 Alloway St:

- Subject to all matters as shown on the Plan of record in Plat Book 4715, page 119, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4220, page 723, Register's Office for Davidson County, Tennessee.

757 Alloway St:

- Subject to all matters as shown on the Plan of record in Plat Book 161, page 143, Register's Office Davidson County, Tennessee.

1509 Sevier Court:

- Subject to all matters as shown on the Plan of record in Book 1835, page 48, Register's Office Davidson County, Tennessee.

This is improved properties known as: see above

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 15, 2003.

John N Culver

John N. Culver

~~STATE OF~~ WITH THE UNITE STATES ARMED FORCES
~~COUNTY OF~~ AT US ARMY GARRISON - Miami, FL 33172

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John N. Culver** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 15, 2003

My commission expires indefinite

Victoria L Sheffield

Notary Public

VICTORIA SHEFFIELD
Garrison Attorney, USAG-Miami
8300 NW 33rd, Suite 110
Miami, Florida 33122

FEDERAL NOTARY PUBLIC
TITLE 10, US CODE
SECTION 1044a