This instrument prepared by Miller Manier, Attorney
American Trust Building
Nashville, Tenn.

Miller Manier

BOOK 3993 PAGE 7

J. MARSHALL SUMMAR, JR.
2017-2105 Belmont Blvd.
Nashville, Tenn.

J. MARSHALL SUMMAR, JR.
1604 Ash Valley Drive
Nashville, Tenn.

Map 104-16
Par. 51
Map 104-12 P. 267

WARRANTY DEED

For and in consideration of the sum of Two Hundred Eighty Thousand Two Hundred Fifty Dollars ($280,250.00) cash in hand paid to us by J. Marshall Summar, Jr., we, William C. Colley and wife, Katherine F. Colley have bargained and sold, and by these presents do transfer and convey to the said J. Marshall Summar, Jr., his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee with the buildings and appurtenances thereon and materials and appliances contained therein which belong to us, with the exception of those contained in Apartment Number 602 and Room B-7 of said buildings, said tract or parcel of land being more particularly described as follows, to-wit:

Land in the 4th, formerly the 24th Ward of Nashville, Davidson County, Tennessee, being the southerly half of Lot No. 136, all of Lots Nos. 137, 138, 139, 140 and part of a 15 foot alley adjacent to said Lots on the west, on the Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, Page 34, Register's Office for said County, two parts of Lot No. 41, all of Lots Nos. 42, 44, 45 and two parts of Lot No. 46 on the Plan of Lenox Place, as of record in Book 161, Page 171, Said Register's Office, and two parts of Lot No. 43 on the Revised Plan of George W. Blair's sub-division of Belmont Heights, as of record in Book 332, Page 117, said Register's Office. According to a survey made by W. B. Southgate, Surveyor, August _____, 1936, of Record in Book 974, Page 9, said Register's Office, said part of Lot No. 136, all of Lots Nos. 137, 138, 139, 140 and part of the original 15 foot alley adjacent on the west, on the Belmont Land Company's Plan of Lots, parts of Lots Nos. 41 and 46 on the Plan of Lenox Place, and part of Lot No. 43 on the Revised Plan of George W. Blair's sub-division of Belmont Heights, are described together as follows:

X Beginning on the westerly margin of Belmont Boulevard, at the north-east corner of Lot No. 141, on said Belmont Land Company's Plan of Lots; thence with the northerly line of Lots Nos. 141 and 142, westwardly 216.8 feet to an alley, the corner of Lots Nos. 140 and 142; thence with said alley, northwardly 28 feet to the easterly margin of a new 15 foot alley, as shown on said survey; thence with the easterly margin of said last mentioned alley, as follows: Northwestwardly 46 feet, northwardly 187 feet, northwestwardly 50 feet and northwardly 169 feet; thence eastwardly 16 feet to the westerly margin of said original 15 foot alley; then with said alley, southwardly 25 feet; thence eastwardly 15 feet to the southwest corner of the property conveyed to Fannie Harris Pigue by deed from Belmont Land Company, of Record in Book 354, Page 226, said Register's Office, continuing in the same direction and with the southerly line of said Pigue property, 182 feet 6 inches, in all 197 feet 6 inches to the westerly margin of Belmont Boulevard; thence with said Boulevard, southwardly 450 feet to the beginning.

Said Lot No. 42 and the westerly part of Lot No. 41 are described together as follows:

Beginning on the northerly margin of Compton Avenue, formerly Bond Street, at the corner of Lots Nos. 42 and 43; thence with the line

[redacted]

between said two Lots, northwardly 140 feet to the southerly margin of an alley; thence with said alley, eastwardly 69 feet to the westerly margin of a new 15 foot alley, as shown on said survey, said point being 31 feet west of the northeast corner of said Lot No. 41; thence with the last mentioned alley, southwardly 140 feet, more or less, to the northerly margin of Compton Avenue; thence with said Avenue, westwardly 70 feet to the beginning.

Said Lots Nos. 44, 45 and the westerly part of Lot No. 46 on the Plan of Lenox Place, and the part of Lot No. 43 on the Revised Plan of George W. Blair's sub-division of Belmont Heights, are described together as follows:

Beginning on the southerly margin of Compton Avenue, formerly Bond Street, at its intersection with the easterly margin of a 10 foot alley, thence with said alley, southwardly 138 feet to the northerly line of said Lot No. 43; thence with said line, eastwardly 54 feet; thence southwardly 115 feet to the northerly margin of an alley; thence with said alley, eastwardly 86 feet 6 inches to the westerly margin of the new 15 foot alley, as shown on said survey; thence with the last mentioned alley, as follows:
Northwestwardly 24 feet 6 inches, northwardly 192 feet 2 inches and northwestwardly 40 feet, moreor less, to the southerly margin of Compton Avenue; thence with said Avenue, westwardly 122 feet 2 inches, more or less, to the beginning.

Lots Nos. 41 and 42 on said Plan of Lenox Place were conveyed to C. K. Colley by P. A. McGovern, et al, by deed dated May 12, 1924, filed May 29, 1924, and recorded in Book 647, Page 20; Lots Nos. 44, 45 and 46 on said Plan were conveyed to said Grantee by the same Grantors by deed, dated May 12, 1924, filed May 29, 1924, and recorded in Book 647, Page 19; Lot No. 137 and the southerly half of Lot No. 136 on said Belmont Land Company's Plan were conveyed to C. K. Colley by the same Grantors, by deed dated May 12, 1924, filed May 29, 1924, and recorded in Book 638, Page 756; Lots Nos. 138, 139 and 140, said Belmont Land Company's Plan were conveyed to C. K. Colley by Belmont Realty Company, by deed dated October 2, 1913, filed August 31, 1914, and recorded in Book 467, Page 12, and said part of Lot No. 43, Revised Plan of George W. Blair's sub-division of Belmont Heights were conveyed to C. K. Colley by Joanna E. Baxter, Trustee, by deed dated May 10, 1915, filed October 11, 1915, and recorded in Book 476, Page 356, all of the Register's Office for Davidson County, Tennessee; a one-fourth interest in all of said property except the southerly one-half of said Lot No. 137 was conveyed to William C. Colley by C. K. Colley and wife, by deed dated May 21, 1954; filed June 17, 1956, and recorded in Book 2546, Page 302, said Register's Office, and the remainder of said property was devised to William C. Colley under the will of C. K. Colley, deceased, of record in Will Book 69, Page 74, County Court, Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, known as #2017-2105 Belmont Blvd. (Sterling Court) Nashville, Tenn.

To Have and to Hold the said tract of land with the appurtenances, estate, title and interest thereto belonging to us and the materials and appliances contained therein belonging to us, except as hereinabove excepted, to the said J. Marshall Summar, Jr., his heirs and assigns, forever. And we do covenant and agree with the said J. Marshall Summar, Jr. that we are lawfully seized and possessed of said land in fee simple and said materials and appliances therein belonging

to us are free and unencumbered; we have a good right to convey the land and said materials and appliances and that all of the same are unencumbered and we, William C. Colley and wife, Katherine F. Colley do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title of the said land and to the said materials and appliances to the said J. Marshall Summar, Jr., his heirs and assigns, against the lawful claims of all persons whomsoever.

It is further stipulated and agreed as a part of the consideration of this sale that the State taxes and Urban Services District taxes for 1966 will be pro rated by the buyer and the sellers as of the date of this deed, and that the existing leases, if any, on apartments and spaces in the buildings contained on said property will be pro rated and the unexpended terms assigned to the buyer as of the date of the deed, and the fire insurance on said buildings will be pro rated between the buyer and the sellers as of the date of this deed.

Witness our hands this the first day of March, 1966.

William C. Colley

Katherine F. Colley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, MILTON EUGENE ALEXANDER a Notary Public in and for said County and State, the within named William C. Colley and wife, Katherine F. Colley, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Davidson County, Tennessee, this the first day of March, 1966.

Milton Eugene Alexander
Notary Public

My Commission expires August, 19, 1969.

MILTON EUGENE ALEXANDER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

DONOT PUBLISH

WILLIAM C. COLLEY, ET UX

TO DEED

J. MARSHALL SUMMAR,

WARRANTY DEED

STATE TAX $ 420.38
PROBATE .50
TOTAL $ 420.88
MAR 2 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAR 2 1966

LAW OFFICES
MANIER, CROUCH, WHI
NASHVILLE, TENN.

PROVIDENT TRUST COMPANY

DEED REC'D
1966 MAR 7 AM 11 37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

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