This instrument was prepared by JOHN G. DOAK, ,Attorney
Firm of WARFIELD & ENTREKIN, American Trust Building,Nashville, Tennessee

WARRANTY DEED

BOOK 4076 PAGE 843

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. McGEAR ET UX (NAME:)	First & Nid Bank (NAME:)	Map 81-10
2645 Delk Ave (STREET ADDRESS OR ROUTE NUMBER)	410 Union St (STREET ADDRESS)	Pal 49
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville (CITY) (ZONE) (STATE)	040

For and in Consideration of the sum of ----------Ten & No/100----------

----------($10.00)---------- *DOLLARS*
cash in hand paid by JAMES D. MCGEAR AND WIFE, CLARA S. MCGEAR, and other good and valuable considerations the receipt of all of which is hereby acknowledged,

CLARENCE M. SUMMERS AND WIFE, EMMA JEAN H. SUMMERS,

have bargained and sold, and by these presents do transfer and convey unto the said James D. McGear and wife, Clara S. McGear, 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. 43 on the Map of Section II, Revised, Normal Heights, as of record in Book 2330, page 54, Register's Office for said County.

SAID Lot fronts 50 feet on the southwesterly side of Delk Avenue, and runs back 179 feet on the northwesterly line and 157 feet on the southeasterly line to the right of way line of the Tennessee Central Railway on which it measures 80.5 feet.

BEING the same property conveyed to Clarence M. Summers and wife, Emma Jean H. Summers, by deed from Oakmont Development Company, Incorporated, as of record in Book 2482, page 269,said Register's Office.

CONVEYANCE of this property is made subject to Restrictive Covenants of record in Book 2401, page 395, and the Plan of Record shows an Owner's Certificate, a 30-foot set-back line from Delk Avenue, a 20-foot easement along the westerly rear line for a gas line easement created by deed in Book 1541, page 99, and a 10-foot easement along the west rear line for public utilities, and an anchor easement 2.5x20 feet on Delk Avenue at the southeast corner of the lot.

unimproved ( )
This is improved ( ) property, known as ..... Nashville
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James D. McGear and wife, Clara S. McGear, their *heirs and assigns, forever.*

And we *do covenant with the said* James D. McGear and wife, Clara S. McGear *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.* except for current taxes and as noted above.

And We, Clarence M. Summers and wife, Emma Jean H. Summers, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James D. McGear and wife, Clara S.McGear, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 9 *day of* November, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence M. Summers
CLARENCE M. SUMMERS

Emma Jean H. Summers
EMMA JEAN H. SUMMERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature] *a Notary Public in and for said County and State, the within named* Clarence M. Summers and wife Emma Jean H. Summers,

the bargainor.s.., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 9 *day of* November, *19* 66

[signature], *Notary Public.*

Commission Expires July 22 1967

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

File: First & Mid South Mtg Co
#8750

STATE TAX $ 13.13
PROBATE
TOTAL $ 13.63

NOV 14 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 14 1966

WARRANTY DEED

FROM

CLARENCE M. SUMMERS AND WIFE

EMMA JEAN H. SUMMERS

TO

JAMES D. MCGEAR AND WIFE,

CLARA S. MCGEAR

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 14 9 25 AM '66

RECORDING FEE $ 2.00
DEP. REG.

508569

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