This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

BOOK 4135 PAGE 856

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Key (NAME)	Prudential Insurance Company (NAME)	Map. 161-9
5437 Wakefield Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	Par. 11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Jacksonville, Florida (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of ----------

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration, the grantees John M. Key and wife, Joan M. Key have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Herbert A. Summar and wife, Janice D. Summar, to R. Bruce Robertson, Jr., Trustee, of record in Book 4013, page 662, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Herbert A. Summar and wife, Janice D. Summar

have bargained and sold, and by these presents do transfer and convey unto the said

John M. Key and wife, Joan M. Key

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. 29 on the Plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northwesterly margin of Wakefield Drive at the common corners of Lots 29 and 30; thence with the line between said lots, northwestwardly 136.8 feet to a concrete monument at the common rear corners of Lots 28 and 29; thence with the line between Lots 28 and 29, northeastwardly 194.96 feet to a point in the southwesterly margin of Bradfield Drive; thence with said margin of said Drive, southeastwardly 143.18 feet to a concrete monument at the beginning of a curve to the right, having a radius of 25.0 feet; thence around said curve, southeastwardly 41.10 feet to a concrete monument in the northwesterly margin of Wakefield Drive; thence with said margin of said Drive, southwestwardly 198.99 feet to the point of beginning.

Being the same property conveyed to Herbert A. Summar and wife, Janice D. Summar, by deed from Crescent Supply Company, of record in Book 4013, page 660, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 3836, page 719, said Registers Office, and the Plan of Record in Book 3600, page 89, said Register's Office, which shows an Owner's Certificate, a 50 foot minimum building setback line from Wakefield Drive, a 40 foot minimum building setback line from Bradfield Drive, and a 10 foot easement for public utility purposes along the southerly line of said lot, and a 2.5 x 30 foot utility anchor easement located on the northwest corner of said lot.

This is {unimproved / improved (X)} property, known as 5437 Wakefield Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John M. Key and wife, Joan M. Key their heirs and assigns, forever.

And we do covenant with the said John M. Key and wife, Joan M. Key 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 as hereinabove set out.

And We, Herbert A. Summar and wife, Janice D. Summar do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John M. Key and wife, Joan M. Key their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 26 day of May, 19 67

Herbert A. Summar

Janice D. Summar

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Herbert A. Summar and wife, Janice D. Summar

the bargainor, 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 26th day of May, 19 67

Jo Ann Smith, Notary Public

Commission Expires April 26, 1971

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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

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Attys Title Co. $1.36 9/19
$6,000.00

WARRANTY DEED

FROM

Herbert A. Summar and wife,

TO

Janice D. Summar

John M. Kay and wife,

Joan M. Kay

73446

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 29 1 09 PM '67

NOTED: BOOK 116 PAGE 495
RECORDING FEE $ 2.00
DEP. REG. 3

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.50

MAY 29 1967

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

PAID MAY 29 1967
ej