BOOK 4431 PAGE 468 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 1970

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Wayne Summers (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 133-6
245 Wheeler Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Par. 192
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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~~ I, Marcia Hepburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Wayne Summers and wife, Barbara J. Summers

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 Lots Nos. 48 to 51 inclusive on the unrecorded Plan of J. G. Grissim's Wheeler Avenue Addition, a Subdivision of the J. K. Newson Farm, in the 6th Civil District of said County, according to an unregistered copy of a survey made April 19, 1939, by Blanchard & Parrish, Surveyors.

SAID Lots Nos. 48 to 51 inclusive adjoin and front together 100 feet on the southerly side of Wheeler Avenue and run back between lines, 208.6 feet on the westerly line of Lot No. 48 and 206.9 feet on the easterly line of Lot No. 51 to a dead line on which it measures 100 feet.

BEING the same property conveyed to Roy Y. Hepburn, Jr., and wife, Marcia Hepburn, by deed from Thomas C. McClanahan and wife, Margaret E. McClanahan, of record in Book 3992, page 108, Register's Office for Davidson County, Tennessee. The said Roy Y. Hepburn, Jr., and Marcia Hepburn, having since been divorced and by decree of the Probate Court of record in Minute Book 14B, page 489, Clerk's Office for said Court, all interest of Roy Y. Hepburn, Jr., was divested out of him and vested in Marcia Hepburn.

unimproved ( ) This is improved (X) property, known as 245 (House Number) Wheeler Avenue (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 13th day of July, 19 70

/s/ Mrs. Marcia Hepburn

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcia Hepburn

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of July 1970.

Commission expires April 26, 1973

Notary Public

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

WARRANTY DEED

FROM
MARCIA HEPBURN

TO
JERRY WAYNE SUMMERS AND WIFE,
BARBARA J. SUMMERS

A 8 3 6 9 7

IDENTIF. REFERENCE

JUL 15 10 24 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 15 70	CONV	14,500.00				
JUL 15 70	S'TAX		A*	37.70		
JUL 15 70	PR'FEE		A*	.50		
JUL 15 70	W'DEED		A*	3.00	*	41.20