BOOK 4584 PAGE 985

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James B. Cummings et ux (NAME)	Guaranty Mortgage Company (NAME)	
1910 Dahlia Circle (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Map 25-5 Par. 3
Nashville, Tenn. 37210 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ----------

----------($10.00)----------Dollars,

cash in hand paid by James B. Cummings and wife, Nadine Cummings, hereinafter called the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Roy F. West and wife, Helen E. West, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said James B. Cummings and wife, Nadine Cummings, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 55 on the Plan of Dahlia Gardens, as of record in Book 2663, Page 93, Register's Office for said County;

Said Lot No. 55 fronts 84 feet on the westerly side of Dahlia Circle and extends back 273.6 feet on the northerly line and 207.5 feet on the southerly line to a dead line, measuring 106.9 feet thereon.

Being the same property conveyed to Roy F. West and wife, Helen E. West by deed from Billy M. Womack and wife, Frances C. Womack, of record in Book 4541, Page 318, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Deeds of Trust of record in Book 2945, Page 273 and Book 4541, Page 320, Register's Office for Davidson County, Tennessee, executed to secure notes as described in said Deeds of Trust, the unpaid balances of which the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $13,309.60

Subscribed and sworn to before me, this the 20th day of March 1972

Clarence O. Ingram
Affiant

My commission expires: ----------
(Affix Seal)

Notary Public

Deputy Register

This is (unimproved) (improved (X)) property, known as 1910 Dahlia Circle, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their

(successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except as shown herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 15th day of March, 1972 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roy F. West

Roy F. West

Helen E. West

Helen E. West

THIS INSTRUMENT PREPARED BY
CLARENCE O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Roy F. West and wife, Helen E. West

the within named 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 15th *day of* March, *19*72

Notary Public

Commission expires August 11, 1973

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.....

MAR 20 72	CONV	13,309.60				
MAR 20 72	S'TAX		A*	34.58		
MAR 20 72	PW'FEE		A*	.50		
MAR 20 72	W'DEED		A*	4.00	*	39.08

WARRANTY DEED

FROM

ROY F. WEST ET UX

TO

JAMES B. CUMMINGS ET UX

B 5 2 4 8 4

IDENTIF. REFERENCE

MAR 20 11 01 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE