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BOOK 4613 PAGE 537

FORM NO. WD-1

IDENTIF. REFERENCE

JUN 26 2 05 PM '72

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,678.36

Judy H. Summers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 72.

Notary Public

MY COMMISSION EXPIRES My Commission Expires April 30, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William E. Higgins, Attny. 338 46th Ave. No., P. O. Box 90202, Nash. TN. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROYCE S. SUMMERS, ET UX (NAME)	Commerce Union Bank (NAME)	
215 - 53rd Ave. North (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	103 3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	52 Pml

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, James E. Thomas and wife, Laura Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROYCE S. SUMMERS AND WIFE, JUDY H. 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:

BEING Lot No. 4 on the unrecorded Map showing a Resubdivision of Lots Nos. 1-4 inclusive; in the Subdivision of Lots Nos. 21 and 22, of the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition of record in Book 421, page 87, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of 53rd Avenue, North at the corner of Lots Nos. 3 and 4; thence with the line between said lots, westerly 141 feet to a point; thence southerly 50.1 feet to a point, the corner of lots 4 and 5; thence with the line between said lots, easterly 140 feet to the westerly margin of 53rd Avenue, North thence with the margin of the same, northerly 50 feet to the beginning.

BEING the same property conveyed to James E. Thomas and wife Laura Thomas by deed from Jerry Neuenschwander and wife, Joyce Neuenschwander as of record in Book 4417, Page 74, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to Commerce Union Bank, of record in Book 4338, page 421, said Register's Office.

unimproved ( )
This is improved (X) property, known as 215 (House Number) 53rd Ave No (Street) Nashville (P. O. Address) 37209 (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 our hand & this 21st day of June, 19 72

x James E. Thomas

Laura Thomas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named James E. Thomas and wife, Laura Thomas

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 1st day of June 1972.

Commission expires 1-26-76

William E. Higgins
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

PLEASE FILE

WARRANTY DEED

FROM

JAMES E. THOMAS, ET UX

TO

ROYCE S. SUMMERS, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 26 72	CONV	12,678.36			
JUN 26 72	S'TAX		A*	33.02	
JUN 26 72	PR'FEE		A*	.50	
JUN 26 72	W'DEED		A*	4.00	* 37.52