WARRANTY DEED

BOOK 4663 PAGE 708

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred A. Sommers, Jr. (NAME)	First & Mid-South Mortgage Co (NAME)	Map 117-15
1701 Observatory Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	Parcel 82
Nashville, Tenn 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	16DA-22855

FOR AND IN CONSIDERATION of the sum of ($31,500.00)

THIRTY ONE THOUSAND FIVE HUNDRED and NO/100 ---------- *Dollars,*
of which $13,850.79 has been paid by Fred A. Sommers, Jr., and wife, C. Marita Sommers, hereinafter referred to as GRANTEES, to Billy R. Talbert and wife, Marjorie Talbert, hereinafter referred to as GRANTORS, and other good and valuable considerations, including the agreement on the part of the said GRANTEES to assume and pay as therein specified, the unpaid principal balance of a mortgage of record in Book____, page____, Register's Office for Davidson County, Tennessee said unpaid principal balance being in the amount of $17,649.21 and bearing interest at the rate of 6% per annum, we

BILLY R. TALBERT and wife, MARJORIE TALBERT, GRANTORS

have this day bargained and sold, and do hereby transfer and convey unto the said FRED A. SOMMERS, JR., and wife, C. MARITA SOMMERS, GRANTEES,

their *(successors),* *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being Lot No. 11 on the Plan of Green Hills Subdivision, as of record in Book 547, page 128, Register's Office for said County.
SAID Lot No. 11 fronts 100 feet on the northerly side of Observatory Drive and runs back 188.5 feet on the east line and 194 feet on the west line to a dead line, measuring 125 feet thereon.
TRACT NO. 2: Being parts of Lots Nos. 32 and 33 on the Map of Noel's Glen Echo Subdivision, not of record, described according to a copy of a survey by Z. J. Wilkinson, Surveyor, July 16, 1947, as follows:
Beginning at an iron pin in a stone wall at the south line of Lot No. 33, said point being the southwest corner of the property conveyed to Holt Bean by deed of record in Book 1454, page 114, Register's Office for said County, thence north 3° 30' east 100 feet to a stake, the southeast corner of the property conveyed to Holt Bean and wife, by deed of record in Book 1509, page 485, said Register's Office; thence north 86°51' west, with Bean's southerly line, 180 feet to an iron pipe, Bean's southwest corner; thence south 3°30' west 100 feet to a stake in the north line of a rock wall; thence south 86°51' east, with said wall, 180 feet to the beginning.
BEING the same real property conveyed to Billy R. Talbert and wife, Marjorie O. Talbert, by deed from Joseph L. Piot and wife, Winifred C. Piot, of record in Book 4216, page 741, Register's Office for Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,500.00

Subscribed and sworn to before me, this the 11th day of December, 19 72

Affiant

My commission expires: July 31 1974 (Affix Seal)

Notary Public

This is unimproved (x) improved property, known as 1701 Observatory Drive, Nashville, Tenn 37215
(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.*

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 hand s this 25 day of November, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
809 Nashville City Bank & Trust Bldg.
Nashville, Tennessee 37201

Billy R. Talbert
Billy R. Talbert
Marjorie O. Talbert
Marjorie O. Talbert

STATE OF NORTH CAROLINA
COUNTY OF ~~SUMNER, TENNESSEE~~ }
~~COUNTY OF DAVIDSON~~ }

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Personally appeared before me, Lloyd D. Childers, *a Notary Public in and for said County and State,* Billy A. Talbert and Marjorie O. Talbert

the within named bargainorS., 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 Raleigh, North Carolina ~~Nashville~~.
this 25 *day of* November, 72

Lloyd D. Childers *Notary Public*

Commission expires My Commission Expires December 5, 1976
12-5-76

LLOYD D. CHILDERS NOTARY PUBLIC WAKE COUNTY, N.C.

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 .....

DEC 12 72	CONV	31,500.00				
DEC 12 72 S'TAX			A*	81.90		
DEC 12 72 PR'FEE			A*	.50		
DEC 12 72	W'DEED		A*	4.00	*	86.40

WARRANTY DEED

FROM
Billy A. Talbert et ux
TO
Fred A. Sommers et ux

B 8 7 4 3 6

IDENTIF. REFERENCE

DEC 12 12 11 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE