This instrument prepared by: Richard A. Jones; Farris, Warfield & Samuels; 18th Floor; Third National Bank Building; Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4774 PAGE 134

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Marshall Summar, Jr. (NAME:)	Same (NAME:)	104-12-156
1604 Ash Valley Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ten ($10.00) *DOLLARS*

cash in hand paid by J. Marshall Summar, Jr., and other good and valuable considerations the receipt of which is hereby acknowledged,

DEC 19 CONV 70,000.00
DEC 19 S TAX A* 182.00
DEC 19 PR FEE A* .50
DEC 19 W DEED A* 6.00 * 188.50

The Third National Bank in Nashville, Trustee under the Will of James Augustus Baker, deceased, has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* J. Marshall Summar, Jr., his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. I: Being Lot No. 28 in the Belmont Heights Plan, as of record in Book 332, page 56, Register's Office for said County.
Said Lot No. 28 fronts 94 feet on the west side of Alpine Avenue or 19th Avenue South, and runs back between parallel lines, with the southerly margin of Bernard Avenue, 189 feet to an alley.

TRACT II: Being the easterly 22 feet of Lot No. 19 on the Revised plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County.
Said part of Lot No. 19 fronts 22 feet on the southerly side of Bernard Avenue and runs back between parallel lines 94 feet, more or less, to the northerly margin of Lot No. 20.
Being the same property conveyed to Third National Bank in Nashville as Testamentary Trustee under the Will of James Augustus Baker, deceased, of record in Will Book 37, page 260, Office of Probate for Williamson County, Tennessee.
Said Trustee is empowered under said Will to sell and convey real property without the joinder of any beneficiary.

EARLINE FANN NOTARY PUBLIC DAVIDSON CO. TENN. MY COMM. EXPIRES MAY 10 1976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 13th day of December 1973

L. S. Williams - Affiant

My commission expires: May 10 1976 (Affix Seal)

Earline Fann Notary Public

BOOK 4774 PAGE 135

C 3 5 7 8 4

IDENTIF. REFERENCE

Dec 19 12 48 PM '73

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 1905 Bernard Avenue, Nashville, Tennessee
2111 19th Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Marshall Summar, Jr., his *heirs and assigns, forever.*

And it does *do covenant with the said* J. Marshall Summar, Jr. *that* it is *lawfully seized and possessed of said land in fee simple;* ~~have~~ has *a good right to convey it, and the same is unencumbered.*

And The Third National Bank in Nashville, Trustee under the Will of James Augustus Baker, deceased does *do further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* J. Marshall Summar, Jr. his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 18th *day of* December, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

The Third National Bank in Nashville, Trustee
under the Will of James Augustus Baker, deceased

BY: L. S. Williams
REAL ESTATE OFFICER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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
COUNTY OF DAVIDSON

Before me, Earline Fann *, a Notary Public of the State and County aforesaid, personally appeared* L. S. Williams *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Real Estate Officer *of the* Third National Bank in Nashville *, the within named bargainor, a corporation, and that* he *as such* Real Estate Officer *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Real Estate Officer.

Witness my hand and seal, at office in Nashville, Tennessee *, this* 18th *day of* December *, 19* 73.

Earline Fann
Notary Public

Commission Expires May 10, 1976.

EARLINE FANN NOTARY PUBLIC DAVIDSON COUNTY, TENN. COM. EXPIRES MAY 10 1976