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IDENTIF. REFERENCE

DEC 20 4 05 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,821.94

John L. Sumner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 1974.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Sumner (NAME)	Hamilton Mortgage Corporation (NAME)	15DA 02480
932 Carolyn Avenue (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Rd. N.E. (STREET ADDRESS)	Map 72 9
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par 340

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, DONALD C. KIRBY and wife, DEBRA L. KIRBY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN L. SUMNER and wife, PATRICIA W. SUMNER

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 Lot No. 102 on the Plan of Irvington of record in Book 843, page 60, Registers Office for Davidson County, Tennessee.

SAID Lot No. 102, which is a corner lot, fronts 60 feet on the southwesterly margin of Carolyn Avenue and fronts 170.5 feet on the northwesterly margin of Martha Street and extends back 170.5 feet on the northwesterly line and 60 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Donald C. Kirby and wife, Debra L. Kirby by deed from M. E. Eli and wife, Erene H. Eli of record in Book 4787, page 697, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Hamilton Mortgage Corporation of record in Book 4787, page 699, in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved (X) improved ( ) property, known as 932 Carolyn Avenue, Nashville, Tennessee
(House Number) (Street) (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 our hands this 19th day of December, 1974

Debra L. Kirby

Donald C. Kirby

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 Donald C. Kirby and wife, Debra Lu Kirby

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 19th day of December 1974

Commission expires 7-22-78

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

MS

WARRANTY DEED

FROM
DONALD C. KIRBY ET UX

TO
JOHN L. SUMNER ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE

Rec'd 1 Book

DEC20'74	CONV	14,821.94			
DEC20'74	S'TAX		A*	38.48	
DEC20'74	PR'FEE		A*	.50	
DEC20'74	W'DEED		A*	4.00	* 42.98