FORM NO. WD-1

BOOK 4989 PAGE 53

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,500.00

Michael A. Summa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 1976.

Jane S. Brandau
Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 16, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Perry R. Happell, Atty., 18th Floor, L & C Tower, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Summa et ux (NAME)	Same (NAME)	13R-11
710 Prescott Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	78 Pcl
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, George M. Happell and wife, Imogene S. Happell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Summa and wife, Leeora M. Summa

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. 101 on the Plan of Section III, Southmeade, as of record in Book 2900, page 92, Register's Office for said County.

Said lot fronts 203.41 feet on the north side of Prescott Court and runs back 284.97 feet on the east line and 155.85 feet on the west line to a dead line in the rear on which it measures 239.5 feet.

Being the same property conveyed to George M. Happell and wife, Imogene S. Happell by deed from Raleigh T. Blanks and wife, Mildred B. Blanks, of record in Book 3223, page 295, Register's Office for Davidson County, Tennessee.

Said property is unencumbered except for a deed of trust to R. Bruce Robertson, Trustee, of record in Book 3216, page 309, said Register's Office, to secure to Prudential Insurance Co. of America, the payment of a loan in the original amount of $17,000.00.

unimproved ( )
This is improved (X) property, known as 710 Prescott Court, Nashville, Tenn. 37204
(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 15th day of January, 1976

X George M. Happell

X Imogene S. Happell

STATE OF TENNESSEE
Davidson County

BOOK 4989 PAGE 54

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named George M. Happell and wife, Imogene S. Happell

the 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 Nashville, Tennessee, this 15th day of January 1976

Commission expires My Commission Expires May 15, 1977

[illegible]
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

WARRANTY DEED

FROM

George M. Happell and wife

Imogene S. Happell

TO

Michael A. Summa and wife

Leeora M. Summa

Return To
Title - Taylor Co
3815 Clayborne Ave
37215

D 32392

IDENTIF. REFERENCE

JAN 16 10 51 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN16⁷⁶	CONV	55,500.00			
JAN16⁷⁶S'TAX			B*	144.30	
JAN16⁷⁶PR'FEE			B*	.50	
JAN16⁷⁶	W'DEED		B*	4.00	* 148.80