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BOOK 4980 PAGE 271

IDENTIFICATION REFERENCE

JAN 21 1 48 PM '76

FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is (no monetary consideration).

Christina Marita Sommers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF JANUARY, 1976.

Notary Public

Comm. expires: 11-16-77

THIS INSTRUMENT WAS PREPARED BY:
Joe P. Binkley, Attorney, 1601 Parkway Towers, Nashville, Tennessee 37219

JA21F MISC 6* 4.00 * 4.00

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Fred A. Sommers, Jr. 1701 North Observatory Dr. Nashville, Tenn. 37215	Same	117-15 82

marked to

For and in consideration of the sum of One Dollar ($1.00) cash and other good and valuable considerations, receipt of which is hereby acknowledged, the undersigned Christina Marita Sommers has bargained and sold and does by these presents transfer and convey unto Fred A. Sommers, Jr., his heirs and assigns, all of her right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

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 Fred A. Sommers, Jr. and wife, C. Marita Sommers, by deed from Billy R. Talbert and wife, Marjorie Talbert, of record in Book 4663, page 708, Register's Office for Davidson County, Tenn., the said Fred A. Sommers, Jr. and C. Marita Sommers having since been divorced and it being the intention of the undersigned, Christina Marita Sommers, pursuant to a decree of the Fifth Circuit Court of Davidson County, Tennessee, to transfer all of her right, title and interest in said property to the said Fred A. Sommers, Jr., so as to create in him absolute ownership in fee simple.

This is improved property known as 1701 North Observatory Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said interest in said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Fred A. Sommers, Jr., his heirs and assigns forever. And I do covenant with the said Fred A. Sommers, Jr. that I am lawfully seized and possessed of said interest in said land in fee simple, have a good right to convey it and the same is unencumbered except for a mortgage of record in Book 4216, page 743, R. O. D. C., Tennessee, held by First & Mid-South Mortgage Company, Nashville, Tennessee., to which this conveyance is expressly made subject, and except for taxes for 1975, which will be assumed and paid by Grantee.

AND I do further convenant and bind myself, my heirs and representatives to warrant and forever defend the title to said interest in said land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of January, 1976.

X Christina Marita Sommers
Christina Marita Sommers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert L Berry, a Notary Public in and for said County and State, the within named Christina Marita Sommers, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 15 day of January, 1976.

Robert L. Berry
Notary Public

My comm. expires: 11-16-77