THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

BOOK 5008 PAGE 254

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr/Mrs Herbert A. Summar	New Owners	160-12/160-13
(NAME:) 909 J.C. Bradford Bldg.	(NAME:)	OH 16330
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37219	(STREET ADDRESS)	OH 16335
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)

DOLLARS

cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged; We, FRANCES WELLS HERBERT, Trustee for William W. Wells, JULIAN B. WELLS, H. V. WELLS, JR. (being one and the same person as HORACE V. WELLS, JR.), FRANCES WELLS HERBERT, DOROTHY WELLS THOMBS, and LOUISE WELLS STEPHENSON; and WILLIAM W. WELLS, JULIAN B. WELLS, H. V. WELLS, JR. (being one and the same person as HORACE V. WELLS, JR.), FRANCES WELLS HERBERT, DOROTHY WELLS THOMBS, and LOUISE WELLS STEPHENSON; and H. V. WELLS, the life tenant,

MAR23	CONV	51,443.87			
MAR23	S'TAX		B*	133.64	
MAR23	PR'FEE		B*	.50	
MAR23	W'DEED		B*	8.00	* 142.14

have bargained and sold, and by these presents do transfer and convey unto the said HERBERT A. SUMMAR AND WIFE, JANICE D. SUMMAR,

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT "A": Land in Davidson County, Tennessee, being Lots Nos. 13 through 18, on the Map of Roser Heights, Brentwood, Tennessee, as of record in Book 332, page 146, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ben H. Willingham, Trustee, by Letitia P. Lyons, a widow, as of record in Book 3937, page 885, Register's Office for Davidson County, Tennessee, the same being conveyed to Frances Wells Herbert, Substitute Trustee, by instrument of record in Book 4830, page 111, R.O.D.C.

TRACT "B": Being Lot No. 1 on the Plan of Roser Heights Subdivision of Brentwood, Tennessee, as of record in Book 332, page 146, of the Register's Office for said County.
BEGINNING at a stake on the northerly margin of Old Hickory Boulevard, formerly South Street, and the westerly margin of Howard Boulevard; running thence along the westerly margin of Howard Boulevard northwardly along a curved line, 370 feet to a stake, the southeast corner of Lot No. 13 on said plan; thence with the southerly line of Lot No. 13 westwardly 350 feet to a stake on the easterly margin of Roser Avenue; thence with the same southwardly 348-1/2 feet to a stake on the northerly margin of Old Hickory Boulevard; thence with the same eastweardly 227 feet to the beginning, containing 2.36 acres. Included but excluded herefrom is the land conveyed in Book 3865, page 137, said Register's Office, if any. Being the same property conveyed to Ben H. Willingham, Trustee, by deed from Maude B. Wells of record in Book 3974, page 209, Register's Office for said County, the same being conveyed to Frances Wells Herbert, Substitute Trustee, by instrument of record in Book 4830, page 111, R.O.D.C.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $51,443.87

Subscribed and sworn to before me, this the 17th day of March, 19 76

My commission expires: 7-27-77
(Affix Seal)

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TRACT "C": Beginning at a point on the west margin of Franklin Road, (U.S. 31-S), said point being 229.61 feet from the intersection of the north right of way of Old Hickory Boulevard and Franklin Road; thence North 78° 59' West 63.21 feet to a point in a board fence; thence with the fence line along a curve to the left with a radius of 196.2 feet, 30 feet to a stake in the south margin of a private drive; South 78° 59' East 63.92 feet, passing a concrete monument at 46.72 feet, to a stake in the west margin of Franklin Road, 30 feet to the point of beginning, containing 1,907 square feet or 0.044 acres.

BEING the same property conveyed to Ben H. Willingham, Trustee, by deed from Maude B. Wells, of record in Book 3974, page 209, Register's Office for Davidson County, Tennessee, the same being conveyed to Frances Wells Herbert, Substitute Trustee, by instrument of record in Book 4830, page 111, R.O.D.C.

The following persons represent that they are the true and lawful spouses of the parties, as indicated below, and join in this conveyance for the purpose of conveying any right, title or interest they may have as such spouse:

William W. Wells and wife, Joan Wells
Julian B. Wells and wife, Sally Wells
H. V. Wells, Jr., unmarried
H. V. Wells, unmarried
Frances Wells Herbert and husband, T. L. Herbert, IV
Dorothy Wells Thombs and husband, Raymond Thombs
Louise Wells Stephenson and husband, Enoch Stephenson

unimproved ( )
This is improved ( ) property, known as ..... (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 HERBERT A. SUMMAR and wife, JANICE D. SUMMAR, their *heirs and assigns, forever.*

And we do *do covenant with the said* HERBERT A. SUMMAR and wife, JANICE D. SUMMAR *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,* except for 1976 taxes, which have been prorated and assumed by the Grantees.

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* HERBERT A. SUMMAR and wife, JANICE D. SUMMAR, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 25th *day of* FEBRUARY, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frances Wells Herbert, Jr.
FRANCES WELLS HERBERT, TRUSTEE

H. V. Wells, Jr.
H. V. WELLS, JR. (unmarried)

Frances Wells Herbert
FRANCES WELLS HERBERT

T. L. Herbert, IV
T. L. HERBERT, IV

Louise Wells Stephenson
LOUISE WELLS STEPHENSON

Enoch Stephenson
ENOCH STEPHENSON

DOROTHY WELLS THOMBS

Raymond Thombs
RAYMOND THOMBS

Joan Wells
JOAN WELLS

William W. Wells
WILLIAM W. WELLS

Julian B. Wells
JULIAN B. WELLS

Sally Wells
SALLY WELLS

H. V. WELLS, Unmarried, life tenant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David B. Herbert, *a Notary Public in and for said County and State, the within named* H.V. Wells, Jr., H. V. Wells, Dorothy Wells Thombs, Raymond Thombs, Frances Wells Herbert, T. L. Herbert, IV, Louise Wells Stephenson, Enoch Stephenson, and Frances Wells Herbert, Trustee, *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* 12th *day of* February, *19* 76.

HERBERT NOTARY PUBLIC DAVIDSON COUNTY

David B. Herbert, *Notary Public.*

Commission Expires 7-27-77.

STATE OF VIRGINIA
~~COUNTY~~ CITY OF RICHMOND

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* William W. Wells and wife, Joan Wells,

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 Richmond, Virginia, *this* 11th *day of* March, *19* 76.

HUTTON NOTARY PUBLIC RICHMOND, VA.

William W. Hutton, *Notary Public*

Commission Expires June 25, 1978.

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 _____.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor(s), 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 Nashville, Tennessee, this _____ day of _____, 1976.

My Commission Expires: _____ Notary Public

STATE OF Arizona)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julian B. Wells and wife, Sally Wells, 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 Scottsdale, Arizona this 25th day of February, 1976.

My Commission Expires: 5/20/76 Julian B. Wells Notary Public

NEL... NOTARY PUBLIC ... MARICOPA ...

WARRANTY DEED

FROM

FRANCES WELLS HERBERT, TRUSTEE, ET AL

TO

HERBERT A. SUMMAR AND WIFE, JANICE D. SUMMAR

D 41406

IDENTIF. REFERENCE

MAR 23 3 14 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208