BOOK 5029 PAGE 215

FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800.00

Alberta Cummings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May 1976.

Edna K. Weeks
Notary Public

MY COMMISSION EXPIRES: 4-3-1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN S. CUMMINGS (NAME)	Same (NAME)	72-15
2112 Burns Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	47
Nashville, Tenn 37212 (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, Gertrude Treanor Crockett and Matilda Treanor Faulkner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John S. Cummings and wife, Alberta M. Cummings

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. 30 in James Burns' Subdivision of part of Maxey's Addition to Brownsville, a plan of which Subdivision is of record in Book 161, page 98, Register's Office for said County, Tennessee.

Said Lot No. 30 fronts 50 feet on the westerly side of Burns Avenue and runs back between parallel lines, 150 feet to an alley.

Being part of the same property conveyed to J. O. Treanor, Trustee by deed from James Burns and wife, of record in Book 356, page 323, the said J. O. Treanor having since acted as Trustee for himself only, he having since died and devised said property to his daughters, Gertrude Treanor Crockett and Matilda Treanor Faulkner by Will of record in Will Book 53, page 473, Davidson County, Court Clerk's Office,

unimproved (X)
This is improved ( ) property, known as _____ (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 hand S this 20 day of May, 1976

Matilda T. Faulkner
Gertrude T. Crockett

Personally appeared before me and with whom I am personally acquainted and who acknowledged that she executed the within instrument.

STATE OF GEORGIA
County of Fairfield

Notary Public, Georgia, State at Large
My Commission expires March 13, 1977

MY COMMISSION EXPIRES APRIL 1, 1979

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Gertrude Treanor Crockett Faulkner

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 _____ _____, Tennessee, this _____ day of _____ 19 76.

Commission expires _____

_____
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

Gertrude Treanor Crockett

and Matilda Treanor Faulkner

TO

John S. Cummings and wife,

Alberta M. Cummings

D 50963

IDENTIF. REFERENCE

MAY 26 12 57 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY26'76	CONV	* 800.00			
MAY26'76	S'TAX		B*	2.08	
MAY26'76	PR'FEE		B*	.50	
MAY26'76	W'DEED		B*	4.00	* 6.58