Loan # 560223-4

BOOK 5048 PAGE 396

WARRANTY DEED

(CORPORATE FORM)

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

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES A. SUMNER (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	156-6
#9 Trace Creek Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2nd
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------(TEN AND NO/100ths)----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James A. Sumner and wife, Jean D. Sumner, and other good & valuable considerations, the reciept of which is hereby acknowledged,

R. E. Potter Inc., *has bargained and sold, and does hereby transfer and convey unto the said*
James A. Sumner and wife, Jean D. Sumner
(successors), heirs and assigns,
certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Harpeth River Estates Section I, of record in Book 4460, page 188, said Register's Office.

Said Lot No. 9 fronts 40.57 feet on the northerly side of Trace Creek Court and runs back 259.4 feet on the westerly line, 166.73 feet on the northwesterly line and 358.53 feet on the easterly line to a line in the rear which measures 176.25 feet thereon.

Being part of the same property conveyed to R. E. Potter, Inc., by deed from William U. Smith and Walter Ratterman, Jr. of record in Book 4739, page 659, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,400.00

Subscribed and sworn to before me, this the 14th day of July 19 76

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as #9 Trace Creek Court (House Number) (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
James A. Sumner and wife, Jean D, Sumner
theirs *(successors),*
heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said
James A. Sumner and wife, Jean D. Sumner theirs
(successors), heirs and assigns, against the lawful claims of all persons.

Witness My *hand this* 14th *day of* July, 1976, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. E. Potter Inc.,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Gail Amorette, *a Notary Public of the State and County aforesaid, personally appeared* R.E. Potter, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* R.E. POTTER INC., *the within named bargainor, a corporation, and that* he *as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself *as*

Witness my hand and seal, at office in Nashville, Tennessee, *this* 14th *day of* July, *19* 76

Gail Amorette *Notary Public*

My Commission Expires April 27, 1980
Commission expires

GAIL AMORETTE ☆ NOTARY PUBLIC ☆ DAVIDSON COUNTY, TENN.

Loan # 560223-4

WARRANTY DEED

FROM

R. E. Potter Inc.

TO

James A. Sumner and wife,

Jean D. Sumner

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 58637

IDENTIF. REFERENCE

JUL 15 3 08 PM '76

FELIX E. DALE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

JUL 15 76	CONV	52,400.00			
JUL 15 76	S'TAX		B*	136.24	
JUL 15 76	PR'FEE		B*	.50	
JUL 15 76	W'DEED		B*	4.00	* 140.74