BOOK 5096 PAGE 951

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD L. CUMMINGS, ET UX.	HOME FEDERAL SAVINGS & LOAN ASSOCIATION (NAME)	Map 130-2
(NAME) 201 WESTOVER DRIVE	HOME FEDERAL TOWER	Parcel 38
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37205	(STREET ADDRESS) NASHVILLE, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

Dollars,

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption by the Grantees of the unpaid balance of an indebtedness in the original principal amount of $25,000.00 secured by a deed of trust executed by the Grantors to Charles Nelson, Jr., Trustee, of record in Book 4716, page 996, Register's Office for Davidson County, Tennessee, Joseph Greer Cummings, Jr. and wife, Mary L. Cummings (the "Grantors"),

have this day bargained and sold, and do hereby transfer and convey unto the said Richard L. Cummings and wife, Patricia C. Cummings (the "Grantees"), their

~~XXXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 1 on the Plan of the Bransford Realty Company's Subdivision of Lots Nos. 156, 157 and 158 in Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, page 156, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Windsor Drive at the corner of Lots Nos. 1 and 2; thence with the westerly margin of said Drive northwardly 100 feet to the northeast corner of said Lot No. 1; thence with the northerly line of said lot westwardly 211.4 feet to the corner of Lots Nos. 1 and 2; thence with the easterly line of Lot No. 2 southwardly 48 feet to another corner of said lots; thence with the line between said two lots eastwardly 191 feet, more or less, to the beginning.

BEING the same property conveyed to Joseph Greer Cummings, Jr. and wife, Mary L. Cummings, by deed from Albert Harrison Johnson, Jr. and wife, Mary Kincaid Johnson, of record in Book 4716, page 994, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,600.00

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

Affiant Richard L. Cummings

My commission expires 1-24-78 (Affix Seal)

Notary Public Margaret Ann Ragland

This is unimproved (X) improved property, known as 201 Westover Drive, Nashville, Tennessee 37205 (House Number) (Street) 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 Grantees, their

(successors),

heirs and assigns forever. Grantors *covenant that* they are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the deed of trust aforesaid and 1976 real property taxes, which have been prorated.

Grantors *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

heirs and assigns, against the lawful claims of all persons.

Witness our hands this 14 *day of* December, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph Greer Cummings, Jr.

Mary L. Cummings

BOOK 5096 PAGE 952

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marquet Ann Ragland, a Notary Public in and for said County and State, Joseph Greer Cummings, Jr. and wife, Mary L. Cummings,

the within named bargainor, 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 14 day of December, 1976

Marquet Ann Ragland Notary Public

Commission expires 5-29-78

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

DEC 15 76 CONV 54,600.00
DEC 15 76 S'TAX B* 141.96
DEC 15 76 PR'FEE B* .50
DEC 15 76 W'DEED B* 4.00 * 146.46

WARRANTY DEED

FROM

JOSEPH GREER CUMMINGS, JR., ET UX.

TO

RICHARD L. CUMMINGS, ET UX.

D81292

IDENTIF REFERENCE

DEC 15 1 42 PM '76

REGISTER DAVIDSON CO. TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238