BOOK 5096 PAGE 953

"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR • FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH GREER CUMMINGS, JR. ET UX. (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION	Map 130-4
4311 ESTES ROAD (STREET ADDRESS OR ROUTE NUMBER)	FOURTH AND UNION STREETS (STREET ADDRESS)	Parcel 23 Field Book No. 7DA-32725
NASHVILLE, TN 37215 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TN 37219 (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 $38,500.00 secured by a deed of trust executed by the Grantors to Vaden Lackey, Jr., Trustee, of record in Book 4553, page 561, Register's Office for Davidson County, Tennessee, Walter K. Haile, Jr. and wife, Nancy C. Haile (the "Grantors"),

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph Greer Cummings, Jr. and wife, Mary L. Cummings (the "Grantees"), their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 12 on the Map of Esteswood Subdivision, as of record in Book 974, page 30, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the westerly side of Estes Avenue and runs back between parallel lines 310 feet to a dead line.

Being the same property conveyed to Walter K. Haile, Jr. and wife, Nancy C. Haile, by deed from Gary G. Grenholm and wife, Katherine B. Grenholm, of record in Book 4553, page 559, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,500.00

Subscribed and sworn to before me, this the 15th day of December, 19 76

Affiant: Joseph Greer Cummings Jr.

My commission expires: 11/16/80 (Affix Seal)

Notary Public

Unimproved ( ) This is improved (X) property, known as 4311 Estes Road, Nashville, Tennessee 37215 (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 ~~XXXXXX~~ *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; 1976 real property taxes, which have been prorated; and restrictions of record in Book 1166, page 36, R.O.D.C., Tennessee. *further covenant and bind* Grantors themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 15th *day of* December, 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.*

Walter K. Haile, Jr.

Nancy C. Haile

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joyce V. Smithson, a Notary Public in and for said County and State, Walter K. Haile, Jr. and wife, Nancy C. Haile,

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 15th day of December, 19 76

Commission expires 11/16/80

Joyce V. Smithson
Notary Public

JOYCE V. SMITHSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 69,500.00
DEC 15 76 S'TAX B* 180.70
DEC 15 76 PR'FEE B* .50
DEC 15 76 W'DEED B* 4.00 * 185.20

WARRANTY DEED

FROM

WALTER K. HAILE, JR., ET UX.

TO

JOSEPH GREER CUMMINGS, JR., ET UX.

D 8 1 2 9 3

IDENTIF. REFERENCE

DEC 15 1 43 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

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First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238