BOOK 5278 PAGE 425 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Paul Ray Summers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 1978.

Notary Public

MY COMMISSION EXPIRES: 12/29/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Ray Summers (NAME)	Exchange Bond & Mortgage Corporation (NAME)	12D-39500
4021 Dumbarton Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #205 (STREET ADDRESS)	41-11
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	11

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, Althea Dunn Baxter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Ray Summers et ux Lisa Bell Summers

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:

BEING Lot No. 448 on the Plan of Bellshire Estates, Section "B", of record in Plat Book 2331, pages 128 and 129, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Carl H. Dunn and wife Althea S. Dunn by deed from Frances E. Handwerker and wife Ann W. Handwerker of record in Book 3812, page 57, said Register's Office. The said Carl H. Dunn having since died and Althea S. Dunn is now Althea Dunn Baxter.

This conveyance is subject to restrictions of record in Book 2542, page 415, and Book 2745, page 409, said Register's Office.

This conveyance is subject to a public utilities easement and building lines, of record in Plat Book 2331, pages 128 and 129, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.
Fred Baxter joins in to convey any rights he may have, especially his marital rights.

This is unimproved ( ) improved (XX) property, known as 4021 Dumbarton Drive (House Number) (Street) Nashville, TN 37207 (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 my hand this 26TH day of APRIL, 19 78

Althea Dunn Baxter

Fred Baxter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Althea Dunn Baxter

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 Nashville, Tennessee, this 26TH day of APRIL, 1978

Commission expires 1/29/79

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

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WARRANTY DEED

FROM
Althea Dunn Baxter

TO
Paul Ray Summers

IDENTIF. REFERENCE

APR 27 12 02 PH '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

APR27 78	CONV	35,000.00			
APR27 78	S'TAX		B*	91.00	
APR27 78	PR'FEE		B*	.50	
APR27 78	W'DEED		B*	4.00	* 95.50

title escrow, inc
218 fortune building 1
311 plus park boulevard
nashville, tennessee 37217

File Box 12