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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000

/ Gary A Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 19 78

Notary Public

MY COMMISSION EXPIRES: July 22, 1981

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
JACKSON, TANNER & REYNOLDS, Attorneys, Suite 100, 216 Third Ave. N.
NAME ADDRESS Nashville TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Crouch et al (NAME)	SAME (NAME)	15DA-01950
2028 Elliott Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72-14-289
Nashville TN 37204 (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~~ I, James C. Summers,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Crouch and Gary A. Phillips, as tenants in common,

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. 14 and the westerly part of Lot No. 15 on the Map of M. T. Stratton's Plan of Lots, of record in Book 421, page 50, Register's Office for said County, as follows:

BEGINNING at a point in the south margin of Cahal Avenue 26 feet west of the northeast corner of Lot 15; thence with the margin of said Avenue, westerly 74 feet to the corner of Lot 13 and 14; thence with the line between said lots, southerly 237 feet more or less to the north margin of an alley; thence with the margin of said alley, easterly 100 feet to a point at the southeasterly corner of Lot No. 15; thence along the east line of Lot 15, northerly 101 feet, more or less, to a point, the corner of the property that was conveyed to Joyce, by deed from Robertson, of record in Book 1389, page 131, siad Register's Office; thence with Joyce's line as follows: westerly 20 feet; northerly 101.5 feet; westerly .3 feet; northerly 15-1/2 feet; westerly 3 feet; and northerly 18-1/2 feet to the beginning.

Being the same property conveyed to James C. Summers by Quitclaim Deed from Georgia C. Summers, of record in Book 5327 page 726, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1618 Cahal Avenue, Nashville TN 37206
(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 my hand this 18th day of August, 1978

James C Summers

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Anne Williams, a Notary Public in and for said County and State, the within named James C. Summers

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18 day of August 1978

Commission expires July 22, 1981

Anne Williams
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

JAMES C. SUMMERS

TO

JAMES E. CROUCH et al

E 8 4 0 8 0

IDENTIF. REFERENCE

AUG 21 12 30 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 21 78	CONV	10,000.00			
AUG 21 78	S'TAX		B*	26.00	
AUG 21 78	PR'FEE		B*	.50	
AUG 21 78	W'DEED		B*	4.00	* 30.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.