STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5342 PAGE 60

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

$40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 1978

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY

LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Summers et ux	Guaranty Mortgage Co.	133-16
4813 Citrus Drive	P.O. Box 786	101
Nashville, TN 37211	Brentwood, TN 37027	5DU 10566
(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, James K. Thomas and wife, Martha A. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Summers and wife, Donna J. 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:

Land in Davidson County, Tennessee, bieng Lot No. 46 on the plan of Kenilworth Estates, Section Three, of record in Plan Book 2900, pages 149 and 150, Register's Office for said County.

Said Lot No. 46 fronts 74.9 feet on the westerly margin of Citrus Drive and extends back 140.0 feet on the northerly line and 139.0 feet on the southerly line to a dead line in the rear, measuring 64.0 feet thereon.

Being the same property conveyed to James K. Thomas by deed from Terry L. Duffield and wife, Alice P. Duffield of record in Book 5334, page 609, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

This is unimproved (XX) improved ( ) property, known as 4813 Citrus Drive, Nashville, Tennessee 37211
(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 our hands this 19th day of September, 1978

James K. Thomas
JAMES K. THOMAS

Martha A. Thomas
MARTHA A. THOMAS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named James K. Thomas and wife, Martha Thomas

the bargainors, 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 19th day of September 19 78

Commission expires 11-1-79

Notary Public

STATE OF TENNESSEE

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

E 90533

IDENTIF. REFERENCE

SEP 25 3 06 PM '78

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
James K. Thomas

TO
Richard D. Summers

SEP 25 78	CONV	40,000.00			
SEP 25 78	S'TAX		B*	104.00	
SEP 25 78	PR'FEE		B*	.50	
SEP 25 78	W'DEED		B*	4.00	* 108.50

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201