BOOK 3951 PG 101

Mail

ADDRESS NEW OWNER AND
SEND TAX BILLS:
OLE LARSEN, TRUSTEE
1314 16th Avenue South
Nashville, Tennessee

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

Map-Parcel
104-8-341
22W-16590

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, CARRIE P. CUMMINGS, A WIDOW, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto OLE LARSEN, TRUSTEE, with full power to sell, transfer, convey, mortgage or otherwise encumber, without the joinder of any beneficiary, hereinafter called the GRANTEE, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for said County, described as follows:

Beginning in the easterly margin of 16th Avenue South, formerly Belmont Avenue, at the northwest corner of a 10-foot strip of ground conveyed by the Belmont Land Company to C. D. Hyde, by deed of record in Book 597, Page 64, Register's Office for said County; thence with the north line of said 10-foot strip, eastwardly 144 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 64 feet to a point 156 feet south from Horton Avenue, formerly Weston Avenue; thence westwardly and parallel with said Avenue, 144 feet, more or less, to the easterly margin of 16th Avenue South; thence with the easterly margin of said Avenue, southwardly 64 feet to the point of beginning.

Being the same property conveyed to Alfred L. Cummings and wife, Carrie P. Cummings by deed from Nathan Wall and wife, Roberta Wall of record in Book 3679, Page 411, Register's Office for Davidson County, Tennessee. The said Alfred L. Cummings having since died.

Subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to the GRANTEE, his heirs, successors and assigns, forever.

CARL H. OLDHAM
ATTORNEY AT LAW
108 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

BOOK 5051 PAGE 102

AND THE GRANTOR covenants with the GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land in unencumbered.

THE GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to the GRANTEE his heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Part of the consideration of this conveyance is secured by a deed of trust recorded simultaneously herewith.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand on this the 15th day of October, 1982.

Carrie P. Cummings
CARRIE P. CUMMINGS

By: Sue Allison Attorney-in-Fact
SUE ALLISON Attorney-in-Fact

POWER OF ATTORNEY IN BOOK 5863 page 544, RODC.

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 15 day of October, 1982, before me personally appeared SUE ALLISON to me known to be the person who executed the foregoing instrument in behalf of CARRIE P. CUMMINGS, A WIDOW, and acknowledged that she executed the same as the free act and deed of said CARRIE P. CUMMINGS, A WIDOW.

Witness my hand and official seal at Hendersonville, Tennessee, this the 15 day of October, 1982.

Loulette L. Adkerson
NOTARY PUBLIC

My Commission Expires:
1-22-83

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 60 000.—

AFFIANT

Subscribed and sworn to before me, this the 15 day of October, 1982

Loulette L. Adkerson
NOTARY PUBLIC

My Commission Expires:
1-22-83

CARL H. OLDHAM
ATTORNEY AT LAW
106 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

IDENTIF. REFERENCE H 12917

OCT 18 8 55 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5951 PAGE 103

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 162.50-	
			4453A10/18/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 129 17

IDENTIF. REFERENCE

OCT 18 8 55 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 905114