This Instrument Prepared By: Stewart & Black, Attorneys
223 Madison Street
Madison, Tennessee 37115

WARRANTY DEED

BOOK 6338 PAGE 723

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN S. CUMMINGS, etux	SAME	Map 72-15
(NAME)	(NAME)	
2108 BURNS AVE.		Par 44
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and 00/100---------- ---------- ($10.00) ---------- *Dollars.*

cash in hand paid, and other good and valuable considerations, the receipt of which are hereby acknowledged, I,

BILLY KEE, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN S. CUMMINGS and wife, ALBERTA CUMMINGS, hereinafter referred to as Grantees, their (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 34 in Burns' Subdivision of Maxey's Addition to Brownsville, in the 18th District of Davidson County, Tennessee, a plan of said subdivision is recorded in the Register's Office of Davidson County, Tennessee, in Book No. 161, page 98, said Register's Office. Said Lot No. 34 fronts 50 feet on the west side of Burns Avenue and extends back between parallel lines 150 feet to an alley.

BEING part of the same property conveyed to Billy Kee by deed from Helen McClain and husband, Leon McClain, of record in Book 6178, page 1, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 13th day of July 19 84.

Affiant Alberta Cummings

My commission expires: 11/1/87 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 2108 (House Number) Burns Avenue (Street) Nashville, TN 37216 (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 Grantee, their (successors), *heirs and assigns forever* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I myself, my *further covenant and bind heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 13th *day of* July 19 84 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

BILLY KEE, a single person

Billy Kee - Single

CHECK

87/17

3374

BOOK 6338 PAGE 724

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY KEE

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 13th day of July, 19 84.

Commission expires 11/1/87

Notary Public

THOMAS M BLACKBURN 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 .....

136459

IDENTIF. REFERENCE

JUL 17 8 33 AM '84

REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
BILLY KEE

TO
JOHN S. CUMMINGS, ET UX

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6338 PAGE 725

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			12500.00- CONT.	
			32.50 COTAX	
			.50 [illegible]	
			6.00 MORTG	
			CHECK	39.01-
3974	07/17/84	CAL		.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2 6 4 5 9

IDENTIF. REFERENCE

JUL 17 8 33 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0053021