Please Mail Back To
JOHN G. DOAK
2740-A Old Lebanon Rd.
Nashville, Tenn. 37214

WARRANTY DEED

BOOK 6393 PAGE 657

FROM MICHAEL J. SEXTON AND WIFE, DOROTHY A. SEXTON

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark A. Cummings et ux, 2218 Carter Ave., Nashville, TN 37206

SEND TAX BILLS TO:
Fidelity Federal S. & L. Assoc.
401 Union Street, Nashville, TN 37219

PREPARED BY:
DOAK & HOLLAND ATTORNEYS 2740-A OLD LEBANON RD NASHVILLE TN 37214

MAP PARCEL NOS:
72-13
71;
27W 26830

{STATE OF TENNESSEE COUNTY OF ...DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00 ..... Affiant .....

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9-27-84 DATE

NOTARY PUBLIC

7-21-88 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of Ten Dollars ($10.00) DOLLARS and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated March 3, 1979, of record in Book 5382, Page 888, said Register's Office for Davidson County, Tennessee.

MICHAEL J. SEXTON AND WIFE, DOROTHY A. SEXTON

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

MARK A. CUMMINGS AND WIFE, JEAN P. CUMMINGS

..... their (his, her, its) heirs, successors 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, being Lot No. 94, of the Plan of Trevecca Subdivision of Renraw of record in Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee.

SAID Lot No. 94 fronts 50 feet on the northerly margin of McClurkin Avenue and runs back between parallel lines 115 feet to a 15 foot alley.

BEING the same property conveyed to Michael J. Sexton and wife, Dorothy A. Sexton from David C. Watkins, Jr. and wife, Karen Y. Watkins by deed of record in Book 5382, Page 886, Register's Office for Davidson County, TEnnessee.

RUSH MAIL EHL

FELIX A. WILSON JR. REGISTER DAVIDSON COUNTY, TN

OCT 1 3 07 PM '84

IDENTIF. REFERENCE

I 5 3 3 6 8

10/21 ... CHECK

1935

unimproved ( )
This is improved (X) property, known as 1023 McClurkin Ave., Nashville, TN. 37206
Number Street City State 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 grantee BOOK 6393 PAGE 668 their heirs, successors and assigns, forever.

AND we do covenant with the said we are that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND we do(es) further covenant and bind ourselves and our heirs and representatives, to WARRANT and forever defend the title to the said land to the said grantee their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 27th day of September, 19 84.

MICHAEL J. SEXTON: Michael J. Sexton

DOROTHY A. SEXTON: Dorothy A. Sexton

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named Michael J. Sexton and wife, Dorothy A. Sexton

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 27 day of September 19 84

7-21-85
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the, a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6393 PAGE 669

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

29500.00- CAMT.
76.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 83.20-
4935A10/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.5 3.3 6.8 |

IDENTIFICATION REFERENCE

OCT 1 3 07 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0073043