FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

James D. Summers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 84

Notary Public

MY COMMISSION EXPIRES 1-19-86

(AFFIX SEAL)

pulled 50

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James D. Summers, etux (NAME)	City Mortgage Services, Inc. (NAME)	61-10-77
4018 Edwards Avenue (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive, Suite 201 (STREET ADDRESS)	12DZ-11755
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (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, David Eubank and wife, Teresa G. Eubank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Summers and wife, Judy L. 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, being the westerly 10 feet of Lot No. 105 and all of Lot No. 104 on the plan of Maplewood Heights, of record in Book 547, pages 77 and 78, Register's Office for said County.

SAID Property fronts 110 feet on the easterly margin of Edwards Avenue and extends back between parallel lines, 300 feet to a dead line.

BEING the same property conveyed to David Eubanks by deed from Lindsey H. Chamlee and wife, Leona M. Chamlee, of record in Book 5287, page 852, Register's Office for Davidson County, Tennessee; and by Deed of Correction from Lindsey H. Chamlee and wife, Leona M. Chamlee and Harold Ratleph as the sole surviving heir of James W. Ratleph, which is being recorded simultaneouly herewith.

This conveyance is subject to restrictive covenants of record in Book 2862, page 396 and Book 3248, page 511, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

David Eubank and David Eubanks are one and the same person.

Teresa G. Eubank joins in this conveyance to convey any interest she may have by reason of her marital status in subject property.

This is unimproved ( ) improved (X) property, known as 4018 Edwards Avenue, Nashville, Tennessee 37216
(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 they hand s this 31st day of October, 19 84

David Eubank

Teresa G. Eubank

David Eubank

11/02 1235 4167

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Eubank and wife, Teresa G. Eubank

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 31st day of October, 1984.

Commission expires 1-1986

Notary Public

*or proved to me on the basis of satisfactory evidence

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

David Eubank and wife, Teresa G. Eubank

TO

James D. Summers and wife, Judy L. Summers

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

IDENTIFICATION REFERENCE

FILED
Nov 2 10 20 AM '84
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

I 6 1 0 5 3

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6418 PAGE 13

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

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
4167A11/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 1 0 5 3

IDENTIF. REFERENCE

Nov 2 10 29 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0082308