THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Clinton L. Cummings 6313 Chickering Circle Nashville, TN 37215	Investors Savings & Loan Assn. 109 Walton Ferry Road Hendersonville, TN 37075	157-40 7D-40767

WARRANTY DEED

BOOK 6461 PAGE 961

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert C. Henningsen and wife, Martha Lynn Henningsen,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Clinton L. Cummings and wife, Gwendolyn O. Cummings

hereinafter called the Grantee, Grantee's 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 Lot No. 19 on the plan of Iroquois Meadows, of record in Book 5050, page 86, and amended in Book 5234, page 670, both in the Register's Office for said County.

Said Lot No. 19 fronts 190.0 feet on the westerly margin of Chickering Circle and extends back 213.36 feet on the northerly line and 211.94 feet on the southerly line to a dead line in the rear, measuring 190.0 feet thereon.

Being the same property conveyed to Robert C. Henningsen and wife, Martha Lynn Henningsen, by deed from W. P. Russell, Jr. and wife, Lynne M. Russell, of record in Book 5314, page 696, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5196, page 2, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record, and to encroachment of the house out of designated building area.

This is (~~un~~)improved property, known as 6313 Chickering Circle, Nashville, Tennessee 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 10th day of October, 1984.

Robert C. Henningsen

Martha Lynn Henningsen

Robert C. Henningsen

Martha Lynn Henningsen

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Frederick

On this 10th day of October, 1984, before me personally appeared Robert C. Henningsen and Martha Lynn Henningsen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: MY COMMISSION EXPIRES JANUARY 8, 1988

Notary Public

STATE OF TENNESSEE
COUNTY OF _____.

BOOK 6461 PAGE 962

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00.

Clinton L. Cummings, M.D.
Affiant

Subscribed and sworn to before me, this the 27th day of December, 1984.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:

ROBERT C. HENNINGSEN ET UX

to:

CLINTON L. CUMMINGS, ET UX

RETURN TO: JCB

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

DAVIDSON COUNTY, TN
REGISTER'S OFFICE

Dec 31 9 51 AM '84

IDENTIFICATION REFERENCE

173542

TN-2310

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

RECEIVED OF _____

FOR _____

BOOK 6461 PAGE 963

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
			200000.00-	CAMT.
			520.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	526.50-
9617A12/31/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 3 5 4 2

IDENTIF. REFERENCE

DEC 31 9 51 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 97338