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

B & L 2670

File 14

ADDRESS NEW OWNER:

James H. Summers, Jr.
296 Clearlake Dr. W.
Nashville, TN 37217

SEND TAX BILLS TO:

Fidelity Federal S+L
401 Union St
Nashville, TN 37219

MAP-PARCEL NUMBERS:

2D-60894
MAP 136-6
PARCEL 133

**WARRANTY DEED**

BOOK 6878 PAGE 413

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,

Marcel P. D'Haem and wife, Virginia M. D'Haem

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James H. Summers, Jr. and wife, Marian L. Summers

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. 447 on the plan of Section Seven A Priest Lake Park, of record in Book 5200, pages 107, 108, and 109, Register's Office for said County.

SAID Lot No. 447 fronts 99.99 feet on the northwesterly margin of Clearlake Drive and extends back 126.18 feet on the northeasterly line and 125.7 feet on the southwesterly line to a dead line in the rear measuring 100.79 feet thereon.

BEING the same property conveyed to Marcel P. D'Haem and wife, Virginia M. D'Haem by deed from Philhall Corp. of record in Book 5710, page 865, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Deed Book 5499, page 875, Register's Office for said County.

07675 IDENTIFICATION REFERENCE JUN 5 3 27 PM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 296 Clearlake Drive W., Nashville, Tennessee 37217.

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 5th day of April, 1986.

Marcel P. D'Haem
Marcel P. D'Haem

Virginia M. D'Haem
Virginia M. D'Haem

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of April, 1986, before me personally appeared Marcel P. D'Haem and Virginia M. D'Haem, 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: July 22, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6878 PAGE 414

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 $ 117,000.00.

James H. Summers Jr.
Affiant

Subscribed and sworn to before me, this the 4th day of June, 19 86.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC
DAVIDSON CO. TENN.
STATE OF TENNESSEE

WARRANTY DEED
from:
Marcel P. D'Haem, et ux
to:
James H. Summers, Jr., et ux

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

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

RECEIVED OF _____

FOR _____

BOOK 6878 PAGE 415

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

117000.00- CONT.
304.20 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 310.70-
2133A05/05/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07675

IDENTIFICATION REFERENCE

JUN 5 3 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255784