THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6981 PAGE 56

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
FLOYD E. ROBINSON, SR. c/o TEXAS MOTORS 501 GALLATIN ROAD NASHVILLE, TN 37206	NONE NONE NONE	MAP 83-5 PARCELS 226 & 227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, JAMES C. SUMMERS et ux, GEORGIA C. SUMMERS, hereinafter referred to as " GRANTOR(S) ", their this day bargained and sold, and by these presents do hereby transfer and convey unto the said, FLOYD E. ROBINSON, SR., hereinafter referred to as " GRANTEE(S) ", his heirs and representatives, certain real estate in Davidson County , Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 1103 & 1105 Calvin Ave., Nashville, Tn 37206 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and representatives forever, and we covenant with the said Grantee(s), his heirs and representatives, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the "Property" to Grantee(s), his heirs and representatives against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 16th day of Sept., 1986.

James C. Summers
JAMES C. SUMMERS

Georgia C. Summers
GEORGIA C. SUMMERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 77,320.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X _____
AFFIANT

Subscribed and sworn to befor me this the 16th day of September, 1986.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named JAMES C. SUMMERS ET UX, GEORGIA C. SUMMERS, the Bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 16th day of September, 1986.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

TRACT NO. 1 :

Being Lot No. 2 in the Plan of the Subdivison of Calvin Davis' Lot, part of Block "B", in F. O. Bixler's Plan in East Nashville, as of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the sortherly side of Calvin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James C. Summers et ux, Georgia C. Summers by deed from Velma W. Fornof of record in Book 6080, page 741, said Register's Office.

TRACT NO. 2:

Being Lot No. 3 on the Map of Calvin Davis' Subdivision of record in Book 57, page 85, said Register's Office.

Said Lot No. 3 fronts 50 feet on the northerly side of Calvin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James C. Summers et ux, Georgia C. Summers by deed fom Nola Mai Dickens of record in Book 3813, page 332, said Register's Office, the said James C. Summers et ux, Georgia C. Summers having been subsequently divorced by a Decree of the First Circuit Court of Davidson County, Tennessee, said Decree being of record in Book 4891, page 408, said Register's Office and by said Decree said property was vested soley in James C. Summers, the said James C. Summers and Georgia C. Summers having subsequently remarried.

" EXHIBIT B "

This conveyance is subject to the Plan of record in Book 57, page 85, said Register's Office and taxes for the year 1986 which have been prorated between Grantors and Grantee.

42874

IDENTIFICATION REFERENCE

SEP 17 10 32 AM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6981 PAGE 60

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

77320.00- CAMT
216.44 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 228.94-
2887A09/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42874

IDENTIFICATION REFERENCE

SEP 17 10 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 295679