Mtg. holder: Jean Summers Dyer
box 23

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Address New Owner:	Send Tax Bills To:	Map/Parcel
Billy B. Cole	Same	Map 96-9
2801 Surrey Road		Par 114
Nashville, Tn 37214		3DZ-57832

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, JEAN SUMMERS DYER, a widow, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said BILLY B. COLE, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 34 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Surrey Road at the common corner of Lots 33 and 34; thence with the line between said lots, easterly 140.08 feet to the common corner of said lots and Lots 35 and 36; thence northerly with the line between Lots 35 and 34, 100 feet to the southerly margin of McCampbell Avenue; thence with the margin of said Avenue, westerly 115.28 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the easterly margin of Surrey Road; thence with the margin of said road, southerly 75 feet to the point of beginning.

Title is vested in Jean Summers Dyer by virtue of the following: Being the same property conveyed to Jean Summers Dyer, Trustee by deed from Ada Lee Summers (widow) of record in Book 4450, page 203, Register's Office for Davidson County, Tennessee. Ada Lee Summers (widow) was the sole beneficiary under the trust of Jean Summers Dyer, Trustee. Ada Lee Summers died intestate on April 16, 1982, leaving her children, Jean Summers Dyer and Oscar Odell Summers as her sole surviving heirs at law. Oscar Odell Summers died intestate in June 1982, leaving his sister, Jean Summers Dyer, as his sole surviving heir at law.

This property is conveyed subject to the Plan of record in Book 1424, Page 35, Restrictive Covenants of record in Book 1537, page 48, as amended by Court decree in Book 6756, page 129, said Register's Office; and to all applicable local government planning, building and zoning regulations.

This is improved property known as 2801 Surrey Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said BILLY B. COLE, his heirs and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 my hand on this 18th day of September, 1986.

Jean Summers Dyer
JEAN SUMMERS DYER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Billy B. Cole
AFFIANT

Sworn to and subscribed before me this 18th day of September, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Summers Dyer, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of September, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

44995

IDENTIFICATION REFERENCE

SEP 22 2 27 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

30000.CO- CAMT
84.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 90.50-
6200AG9/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44995

IDENTIFICATION REFERENCE

SEP 22 2 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297945