BOOK 7121 PAGE 350

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 2868
Nashville, Tennessee 37219

RUSH

JAN 29 2 56 PM '87

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Robert H. Cummings, Jr. and wife, Maria B. Cummings 1026 15th Avenue, South Nashville, TN 37203	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 105-1 Parcel # 621

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, MARY S. PUTMAN, UNMARRIED, and CHRISTIE L. PUTMAN, UNMARRIED, do hereby transfer and convey unto ROBERT H. CUMMINGS, JR. and wife, MARIA B. CUMMINGS, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 2 and 4 of the Re-Subdivision of Lot Nos. 71, 72 and 73 of the Boyd Ament Plan Re-Subdivision of record in Book 21, Page 83, Register's Office for Davidson County, Tennessee, and part of Lot No. 83 of the B. F. Shields Heirs Addition of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, according to a survey by Charles Phillip Clinard dated December 30, 1985, the owner's certificate and Re-Subdivision Plan of record being recorded in Book 6250, Page 864, said Register's Office, to which Plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Mary S. Putman and Christie L. Putman as tenants by the entirety by deed from Byron L. Price and E. Mark Turner of record in Book 6834, Page 472, Register's Office for Davidson County, Tennessee.

This is improved real property known as 1026 15th Avenue, South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ROBERT H. CUMMINGS, JR. and wife, MARIA B. CUMMINGS, their heirs, successors and assigns forever.

The undersigned covenant with the said ROBERT H. CUMMINGS, JR. and wife, MARIA B. CUMMINGS, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of Record in Book 6250, Page 864, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain easements, setback lines and notes to which Plan reference is hereby made.

The undersigned do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to said land to the said ROBERT H. CUMMINGS, JR. and wife, MARIA B. CUMMINGS, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 28th day of January, 1987.

Mary S. Putman
MARY S. PUTMAN

Christie L. Putman
CHRISTIE L. PUTMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Cartwright, a Notary Public in and for said State and County, the within named MARY S. PUTMAN and CHRISTIE L. PUTMAN, the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 1987.

Connie Cartwright
NOTARY PUBLIC

My Commission Expires: 10/24/88

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $59,000.00.

Maria B. Cummings

Sworn to and subscribed before me this 28th day of January, 1987.

Connie Cartwright
NOTARY PUBLIC

My Commission Expires: 10/24/88

OFFICIAL RECEIPT
PAY IN $ WILLIAMSON, TN
REMISTER 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

590[illegible].00- CAMT.-
165.50 CSTAX
.50 PRFEE
5.00 MTGTX
CHECK 171.00-
4450AC1/29/87 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88395

IDENTIFT REFERENCE

JAN 29 2 57 PM '87

KELLY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 39943