36202

BOOK 7850 PAGE 74

File No: 8407-5

MAY 25 3 56 PM '89

Address New Owner: Robert H. Cummings, Jr.
523 Chesterfield Ave
Nashville TN 37212

Send Tax Bill: Same

Map/Parcel: Map 105-13 Par 102

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOE F. GIBSON and wife, BETTY R. GIBSON, hereinafter called the Grantors, have bargained and sold and by these presents does transfer and convey unto the said ROBERT H. CUMMINGS, JR. and wife, MARIA B. CUMMINGS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 80 feet of the southerly one-half of Lot No. 11 and the westerly 80 feet of Lot No. 12 on the Belmont Land Company's Plat, of record in Book 421, page 34, Rgister's Office for Davidson County, Tennessee, said part of said lots front 80 feet on the northerly side at Elmwood Avenue and run back between parallel lines with the easterly margin of an alley, 145 1/2 feet to a dead line.

Being the same property conveyed to Joe F. Gibson and wife, Betty R. Gibson by deed from Dr. A. M. Holladay and wife, Anne N. Holladay of record in Book 4991, page 173, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 421, Page 34, said Register's Office, restrictions of record in Book 2498, page 277, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 1204 Elmwood Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT H. CUMMINGS, JR. and wife, MARIA B. CUMMINGS, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their 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 our hands on this 25 day of May, 1989.

Joe F. Gibson
JOE F. GIBSON

Betty R. Gibson
BETTY R. GIBSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.

Robert C. Jones
AFFIANT

Sworn to and subscribed before me this 25th day of May, 1989.

Lynda Kaye Jones
NOTARY PUBLIC

My commission expires: 9-11-1990.

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 Joe F. Gibson and wife, Betty R. Gibson, the 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 Brentwood, Tennessee, this 25th day of May, 1989.

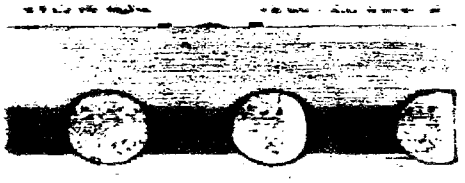
Lynda Kaye Jones
NOTARY PUBLIC

My commission expires: 9-11-1990.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

OFFICIAL RECEIPT

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



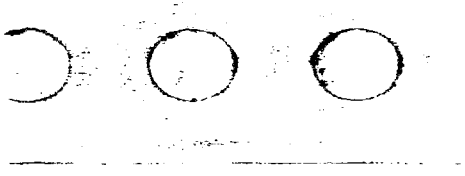
RECEIVED OF _____

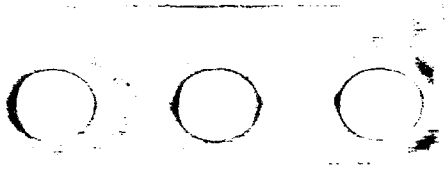
FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

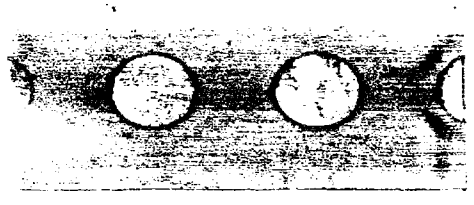
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL





	CAMT
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	155000.00
CON TX	511.50
PRFEE	0.50
WDEED	6.00
TOTAL	518.00
CHECK	518.00

05/25/89 01 15:55 0001 0051



36202

IDENTIFICATION REFERENCE

MAY 25 3 56 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213425