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Boy 12
235812789

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 1990

Notary Public

MY COMMISSION EXPIRES: 07/14/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL SAVINGS AND LOAN ASSN.,230 4th AVENUE,NORTH,NASHVILLE,TN 37219
(NAME) (ADDRESS)

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
JOE A. BROWN	METROPOLITAN FEDERAL S & L ASSN	86-7-74
(NAME)	(NAME)	
1408 AUTUMN KNOLL	230 4th AVENUE,NORTH	4D-00032
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
HERMITAGE, TN 37076	NASHVILLE, TN 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM 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, WE, MARTIN B. CUMMINGS and INCOME PROPERTIES,INC., as tenants in common each owning a one half interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE A. BROWN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 118 on the Plan of Jackson's Retreat, Phase III, of record in Book 5200, page 517 and 518, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Martin B. Cummings and Income Properties,Inc., as tenants in common ease owning a one half interest by deed from Kenny Herbert Williams and wife, Sharon Marie Williams of record in Book 7501, page 118, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Declaration of Covenants, conditions and restrictions, including liens for annual and special assessments, all as set forth and contained in an instrument of record in Book 5741, page 360, and the By-Laws of Jackson's Retreat Homeowners Association of record in Book 5745, page 194. Restrictive covenants contained in instrument of record in Book 6056, page 672. The Plan of record in Book 5200, pages 517 and 518, shown an Owners Certificate, certain easements and setback lines to which reference is hereby made, said Register's Office for Davidson County, Tennessee.

The undersigned Camilla Cummings, joins in this instrument soley for the purpose of conveying any marital or other interest she may have in the property.

unimproved ( ) This is improved (X) property, known as 1408 AUTUMN KNOLL, HERMITAGE, TN 37076
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 this 13th day of APRIL, 1990

INCOME PROPERTIES,INC.

by Charles R. Custer
CHARLES R. CUSTER,SECRETARY

x Martin B. Cummings
MARTIN B. CUMMINGS

x Camilla Cummings
CAMILLA CUMMINGS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

MARTIN B. CUMMINGS and wife, CAMILLA CUMMINGS

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 NASHVILLE, Tennessee, this 13th day of APRIL, 1990.

June E. Atkinson
Notary Public

Commission Expires 07/14/92

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared CHARLES R. CUSTER

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the SECRETARY of the INCOME PROPERTIES, INC. a corporation, and that he as such SECRETARY executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as SECRETARY.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 13th day of APRIL, 19 90.

June E. Atkinson
Notary Public

Commission Expires 07/14/92

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

1 8 8 4 3

IDENTIF. REFERENCE

APR 13 3 57 PM '90

DAVIDSON COUNTY

1185 04/13 0101 OSCHECK 224.80



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

CAMT 66000.00
CON TX 217.80
PRFEE 1.00
MDEED 6.00
TOTAL 224.80
CHECK 224.80

04/13/90 01 15:54 0001 1185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18843

IDENTIF. REFERENCE

APR 13 3 57 PM '90

DAVIDSON COUNTY TN.

No. 310298