ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James C. Summers, et ux (NAME)	Metropolitan Federal S & L Assn. (NAME)	103-16-C-603
4225 Harding Rd., #603 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 995 (STREET ADDRESS)	7DA-79543
Nashville, TN 37205 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37202-0995 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) ---------- DOLLARS

paid in cash, and other good and valuable consideration received from the Grantees herein, including the agreement of said Grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein described and is described in the Deed of Trust of record in Book 5869, page 776, Register's Office for Davidson County, Tennessee,

4663 05/25 0101 03CHECK 221.50

I, Douglas I, Maxwell, Jr.,

have bargained and sold, and by these presents do transfer and convey unto the said James C. Summers and wife, Sara S. Summers,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 603 on the Plan of Wellington Arms, a condominium development, of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas I. Maxwell, Jr., by quitclaim deed from Douglas I. Maxwell, III, an unmarried individual, of record in Book 7021, page 396, said Register's Office.

RUSH

MAY 25 8 49 AM '90
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2.8.7 7.8.

unimproved ( )
This is improved (X) property, known as 4225 Harding Road, Unit 603 (House Number) (Street)
Nashville, TN 37205 (P. O. Address) (City or Town) (Zip Code)

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 seised 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.

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 this 24th day of May, 19 90.

Douglas I. Maxwell, Jr.

BOOK 8116 PAGE 233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOUGLAS I. MAXWELL, JR.

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 19 90.

My commission expires 11/10/91 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Douglas I. Maxwell, Jr.

Sworn to and subscribed before me this 24th day of May, 19 90.

My commission expires 11/10/91 Notary Public

This instrument was prepared by:

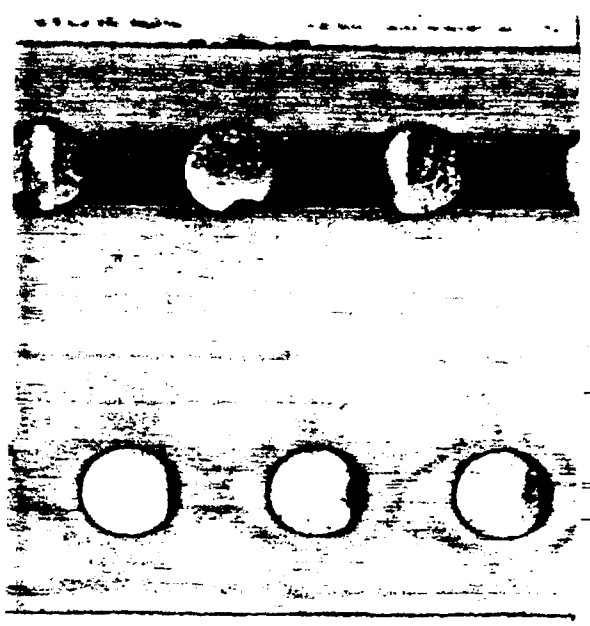
CHARLES F. FRAZIER, Atty., 300 James Robertson Pky., Nashville, TN 37201
Name Address

WARRANTY DEED

FROM DOUGLAS I. MAXWELL, JR.

TO JAMES C. SUMMERS and wife, SARA S. SUMMERS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219



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

RECEIVED OF _____

FOR _____

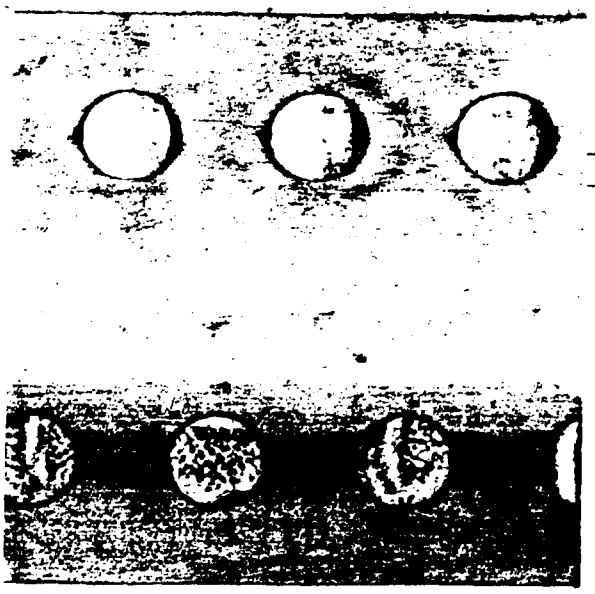
BOOK 8116 PAGE 234

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 65000.00
CON TX 214.50
PRFEE 1.00
WDEED 6.00
TOTAL 221.50
CHECK 221.50

05/25/90 01 08:48 0001 4663



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 8 7 7 8

IDENTIFT REFERENCE

MAY 25 8 49 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 322071