THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this, transfer is $124,000.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 1991.

Notary Public

My Commission Expires: 1-4-93

6654

DEC 4 8 22 AM '91

| Address New Owner: | Send Tax Bills to: | Map & Parcel Nos. |
|---|---|---|
| JOHN M. SUMMERS<br>5000 Wyoming Avenue<br>Nashville, Tennessee 37209 | BARCLAYS AMERICAN<br>MORTGAGE CORPORATION<br>P.O. Box 33243<br>Charlotte, NC 28233-3243 | MAP 103-3<br>PARCEL 114<br>25W 02945 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FOUR THOUSAND AND 00/100 ($124,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **GEOFFREY STEWART and wife, AMY R. STEWART,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN M. SUMMERS, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southeast part of Block 25 on the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Company, Inc., dated June 1, 1988, as follows:

BEGINNING at the northwest corner of Wyoming Avenue and Fiftieth Avenue North; thence with the northerly margin of Wyoming Avenue, westerly 60.0 feet; thence northerly and parallel with said Fiftieth Avenue North, 150.0 feet to the southerly margin of an alley; easterly 60.0 feet to the westerly margin of Fiftieth Avenue North; thence with said Avenue, southerly 150.0 feet to the beginning.

BEING the same property conveyed to Geoffrey Stewart and wife, Amy R. Stewart, by deed from Joe A. Spence and wife, Ruth R. Spence, of record in Book 7603, page 407, Register's Office of Davidson County, Tennessee.

This is improved property known as 5000 Wyoming Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of November, 1991.

GEOFFREY STEWART

AMY R. STEWART

**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 GEOFFREY STEWART and AMY R. STEWART, 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 this 24th day of November, 1991.

Notary Public

My Commission Expires:

6-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

9101 12/04 0101 03CHECK 465.80

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8500 PAGE 229

| | | |
|---|---|---|
| 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 | 124000.00 |
| | | | CON TX | 458.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 465.80 |
| | | | CHECK | 465.80 |
| 12/04/91 | 01 | 08:25 | 0001 | 9101 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.65641

IDENTIFICATION REFERENCE

DEC 4 8 22 AM '91

No. 481669