OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10071 PG 534

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE ____ DAY OF April 1996

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Dan R. Alexander Attorney at Law 2016 8th Avenue South Nash TN 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Clarence Summey (NAME)	same (NAME)	81-11-262
1839 Joy Circule (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 5,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Wade L. Phelps

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Clarence Summey

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the North 1/2 of Lot No 349 on the Map of D.T. McGavock and Other's Addition of record in Book 21, page 41 of the Register's office of Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the westerly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Leslie L. Carnes and wife, Jewell Carnes by deed from Richard W. Hatfield of record in Book 4464 page 576, Register's Office for Davidson County, Tennessee.

Being Tract II and a part of the property conveyed from Jewell Carnes, also known as Jewell M. Carnes tc Wade L. Phelps and Henley Black, III and wife Corrine Black by warranty deed dated September 2, 1994 and of record in Book 9459 page 621 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Wade L. Phelps from Henley Black III and wife Corine Black on 26 March 1996 of Record in Book 10056 Page 806 Register's Office of Davidson County, Tennesssee

This is improved (✓) property, known as 1721 16th Avenue NOrth Nashville TN 37208 (House Number) (Street) (City) (State) (Zip)
unimproved ( )

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 18 day of April, 19 96.

X Wade L. Phelps
Wade L. Phelps

Expire: 11/28/98

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10071 PG 535

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WADE L. Phelps, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 18 day of April, 1996.

My Commission expires:
11/28/98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

3599 06/04 0101 03CHECK 83.00

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

PICK-UP

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

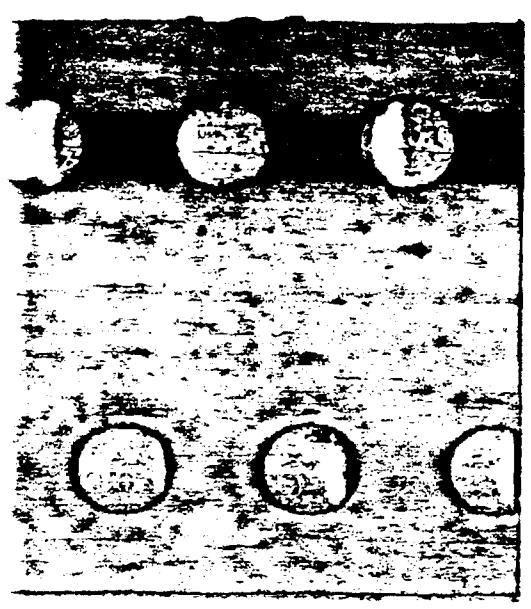
Notary Public

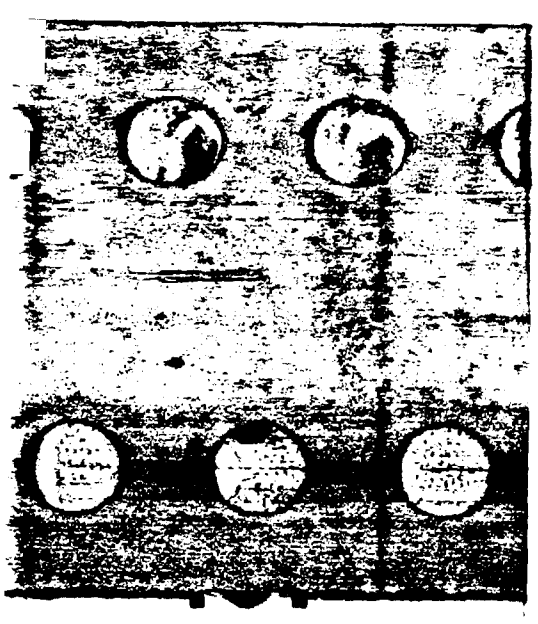
96 JUN -4 AM 8:17

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

018240





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10071 PG 536

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 20000.00
CDN TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

06/04/96 01 08:18 0001 8599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188240
IDENTIF. & REFERENCE

96 JUN -4 AM 8:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046481