OLD REPUBLIC

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

BOOK 10071 PG 537

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

AFFIANT

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

NOTARY PUBLIC

My Commission expires: 11/25/98

THIS INSTRUMENT PREPARED BY

Dan R. Alexander Attorney at Law 2016 8th Av So Nash TN 37204

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Clarence Summey (NAME)	same (NAME)	81-3-230
1839 Joy Circle (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:

Being Lot Nos 1 and 2 on the Plan of C.E. Raymond's Subdivison of Lot No 22 in Owen's Buena Vista Addition of record in Book 57, page 63 Register's Office for Davidson County, Tennessee.

Said Lot Nos 1 and 2 front together 100 feet on the Westerly side of Buchanan Street now 11th Avenue North and runs back between parallel lines, with the northerly margin of Cass Street 145 feet to an alley.

Being the same property conveyed to Leslie L. Carnes and Jewell M. Carnes by deed from H.V. Higley, as Administrator of Verterans Affairs of record in Book 2700 page 277 Register's Office of Davidson County, Tennessee

Being the same property described as Tract III convey by Jewell Carnes to Wade L. Phelps and Henley Black III and wife Corine of record in Book 9459 Page 621 Register's Office of Davidson County, Tennessee. Being also the same property conveyed by Henley Black III and wife Corine Black to Wade L. Phelps on March 26, 1996 of record in Book 10056 Page 806 Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2103 & 2101 11th Avenue North Nash TN 37208
(House Number) (Street) (City) (State) (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. 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 18th day of April, 1996.

Wade L. Phelps

Exp. 11/25/98

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10071 PG 538

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 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: 11/25/98

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 }

3600 06/04 0101 03CHECK 157.00

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:

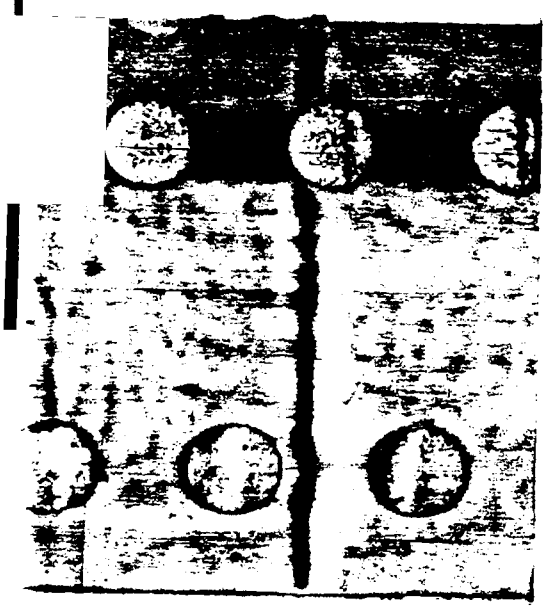
_____

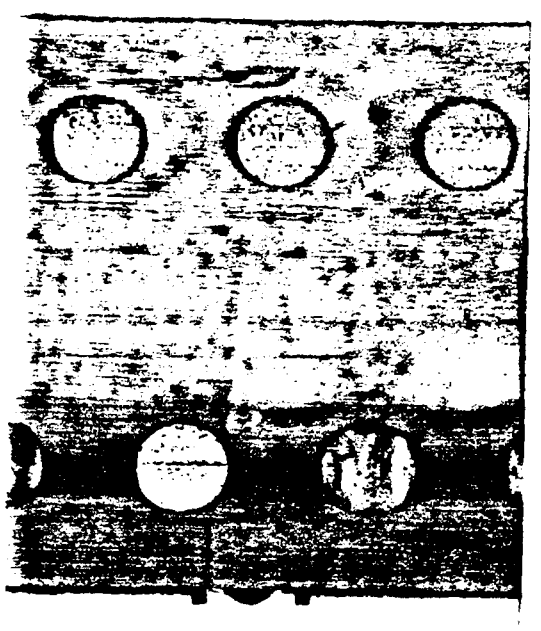
Notary Public

96 JUN -4 AM 8:17
FELIX Z. MCSHERRY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

018241





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10071 PG 539

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

06/04/96 01 08:19 0001 8600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188241
IDENTIF. ↑ REFERENCE

96 JUN -4 AM 8:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046482