0232166

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THIS INSTRUMENT PREPARED BY:
Sullivan F. Marsden (#13593)
WESTLAKE & MARSDEN, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

96 OCT -2 PM 3:29

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10212 PG 766

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Mr. Clarence Summey 1604 17th Avenue North Nashville, TN 37208	Same	Map 081-11 Parcel 283

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty Five Thousand Dollars ($25,000).

AFFIANT

NOTARY PUBLIC

My Commission Expires: 7/24/99

For and in consideration of the sum of Twenty Five Thousand Dollars ($25,000), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTIE Y. SMITH, ADMINISTRATRIX OF THE ESTATE OF DONALD DEMONBREUN ("Grantor"), has bargained and sold, and by these presents does hereby convey unto CLARENCE SUMMEY ("Grantee"), his successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being the southerly one half of Lot No. 376, in McGavock, Wetmore and Others 2nd Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.
>
> Said part of Lot No. 376 fronts 50 feet on the easterly side of 17th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Clinton Derricks and wife, Amanda Derricks by deed from W. Thompson, a Widower of record in Book 1282, page 180, Register's Office for Davidson County, Tennessee. The said Amanda Derricks having predeceased Clinton Derricks and the said Clinton Derricks having since died and his Will of record in Will Book 164, page 456, Davidson County Probate Clerk's Office, having devised the subject property to Donald Demonbreun. The said Donald Demonbreun having since died intestate. The property was vested in his heirs at law, subject however, to the authority of Mattie Y. Smith, Administratrix of the Estate of Donald Demonbreun to sell the property as provided in the Order to Sell Real Estate dated September 10, 1996, Docket No. 95P-648, of record in Minute Book ____ Page ___, Davidson County Probate Clerk's Office and of record in book 10212 page 764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 1996, which have been prorated between the parties and are to be paid by the GRANTEE when the same become due. Taxes for subsequent years must be the responsibility of GRANTEE.

This property is sold as is. GRANTEE acknowledges the existence of a shared driveway. GRANTEE holds GRANTOR harmless with respect to any impairment of title created by this. By executing this deed, GRANTOR conveys all her rights against any resulting easement or any other encroachment or impairment to GRANTEE.

This is improved property known as 1604 17th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the aforesaid property with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns forever.

And the GRANTOR does covenant with the GRANTEE that she is lawfully seized and possessed of the land in fee simple, has a good and lawful right to convey it, and warrants that the property is unencumbered, except as set forth above.

And the GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the land to the GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of September, 1996.

Mattie Y. Smith

MATTIE Y. SMITH, Administratrix
of the Estate of Donald Demonbreun

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, MATTIE Y. SMITH, ADMINISTRATRIX OF THE ESTATE OF DONALD DEMONBREUN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

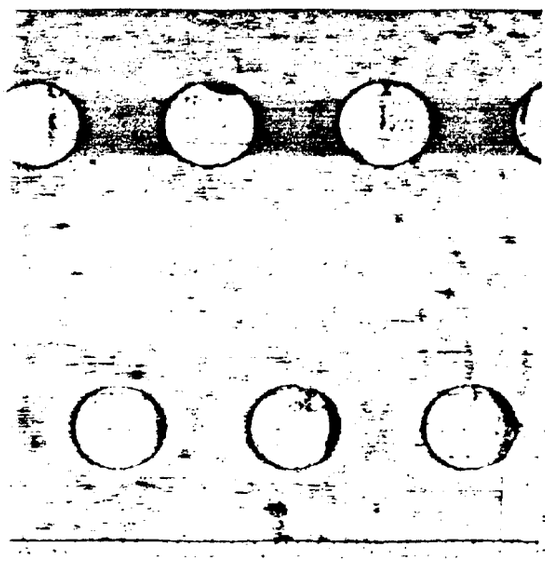
WITNESS my hand and official seal at Nashville, Tennessee this 27th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 7/21/99

C:\WP\SFM\2124.01\WARRANTY.DED

5300 10/02 2:01 PM CHECK 105.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

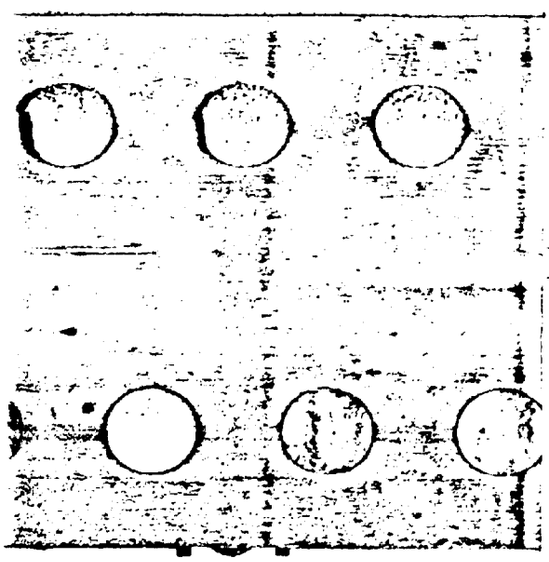
RECEIVED OF _____

FOR _____

BOOK 10212 PG 769

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	25000.00
CON TX	92.50
PRFEE	1.00
MTEED	12.00
TOTAL	105.50
CHECK	105.50

10/02/96 01 15:32 0001 5806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02321 66

IDENTIFICATION

96 OCT -2 PM 3:29

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

Nº 1072887

No. [redacted]