FILE BOX 45

This Instrument Prepared by D. Murphy
8 Penn Center
Philadelphia, PA 19103

STFM-06698

WARRANTY DEED

BOOK 10253 PG 484

THIS INDENTURE, made this 28TH day of October, A.D., 19 96, between **ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MCCARTY, Trustees under Declaration of Trust dated March 1, 1990**

Pennsylvania, First Parties, and

BARRY DAVID CUMMINS AND WIFE, CARLENE RUTH CUMMINS,

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- Dollars ($10.00----------) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Final Plat of Hickory Woods Section B of record in Plat Book 6900, page 512, Register's Office for said County, to which reference is made for a more complete description.

BEING the same premises which Robert F. Scott and Princess L. Scott, Husband and Wife, by Deed dated Sept. 9, 1996 and recorded in Davidson County, Tennessee in Deed Book Volume 10253, Page 480 &c., granted and conveyed unto Eleanore F. Walker, Joseph T. Hartman, Terrell R. Johnson, Robert W. Bugel and George E. McCarty, Trustees under Declaration of Trust dated March 1, 1990, in fee.

And by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural**, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Eleanore F. Walker (L.S.)
and
_____(L.S.) Joseph T. Hartman (L.S.)
Trustees under Declaration
of Trust dated March 1, 1990

STATE OF PENNSYLVANIA }
COUNTY OF Philadelphia }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Eleanore F. Walker **and** Joseph T. Hartman, **Trustees under Declaration of Trust dated March 1, 1990**, the within named bargainor, 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 at office, in Philadelphia County, this 28th day of October 19 96

Notary Public

NOTARIAL SEAL
ANGELA C HUDDY, Notary Public
City of Phila. Philadelphia County
My Commission Expires June 10, 1998

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER BARRY DAVID CUMMINS AND WIFE, CARLENE RUTH CUMMINS
ADDRESS 5149 HICKORY GROVE DRIVE
ANTIOCH, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
_____
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $110,500.00. Affiant

Subscribed and sworn to before me this 31ST day of OCT 1996.

Notary Public

LOVELLE J. EATHERLY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMM. EXPIRES:
11/22/97

EXHIBIT 'A'

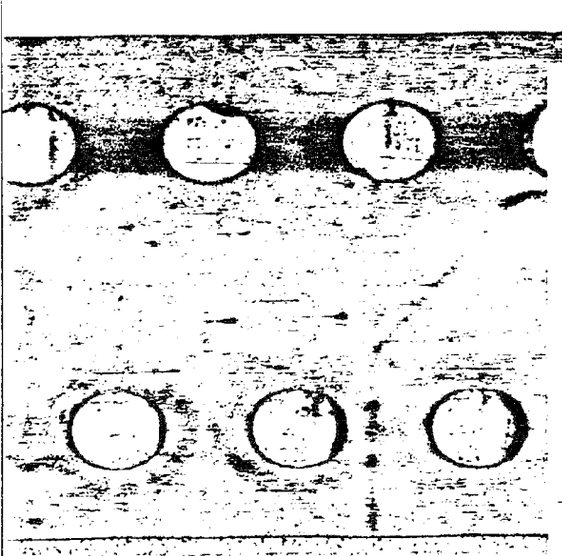
1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 176-05-0,. PARCEL 087.00, 805.88).

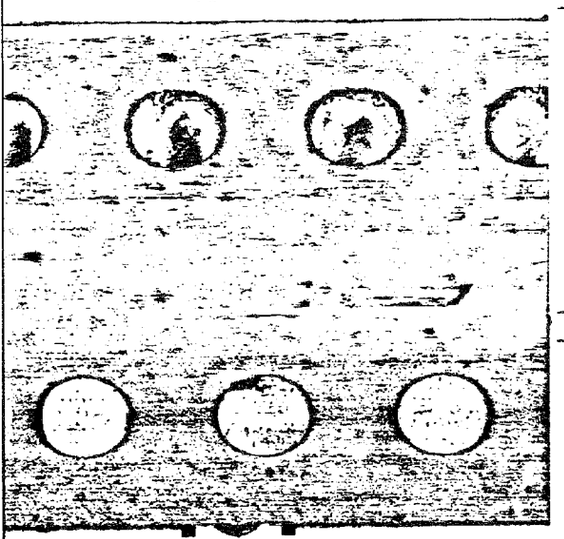
2. All matters set forth on the Plan of record in Book 6900, page 512, Register's Office for Davidson County, Tennessee, which plan shows a 15-foot public utility and drainage easement along the westerly line of said lot and a 15-foot public utility and drainage easement along the easterly line of said lot.

3. Restrictive Covenants recorded in Deed Book 7422, Page 235, as amended in Book 7422, page 304, as amended and superceded in Book 7857, page 94, as re-recorded in Book 7876, page 75, as amended and restated in Book 9678, page 187, and as amended and restated in Book 9764, page 44, Register's Office for DAVIDSON County, Tennessee.

9258 11/07 0101 03CHECK 421.85

0244675
IDENTIF. & REFERENCE
96 NOV -7 PM 1:33
REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10253 PG 487

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
110500.00
CON TX 408.85
PRFEE 1.00
WDEED 12.00
TOTAL 421.85
CHECK 421.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9258

0244675
IDENTIF. ↑ REFERENCE

96 NOV -7 PM 1:33
REGISTER
DAVIDSON COUNTY, TN.

No. 1086176