Box 5

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES 11/25/2000

(AFFIX SEAL)

F - 10295 P 700

THIS INSTRUMENT WAS PREPARED BY

Michael T. Haley, Attorney 1100 Kermit Dr. #204 Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills:	MAP-PARCEL NUMBER
Kyle Summers et ux Nancy (NAME)	same (NAME)	87-13-74.00
4413-4415 Central Valley Dr. (STREET ADDRESS OR ROUTE NUMBER)	5404 Mansail Lane (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Teresa K. Duke, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO Kyle Summers and wife, Nancy Summers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Valley Grove Subdivision, Section 3, of record in Book 5800, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Timothy A. Duke and wife, Teresa K. Duke, by deed from William W. Middleton and wife, Linda C. Middleton and Keith M. Middleton and wife, Diane M. Middleton, dated May 4, 1992, recorded May 8, 1992, of record in Book 8622, page 585, in the Register's Office for Davidson County, Tennessee.

The said Timothy A. Duke is deceased, leaving Teresa K. Duke as surviving tenant by the entireties.

Subject to easements, setback lines and certain restrictions of record in Book 5800, page 153, said Register's Office. Taxes have been prorated as of date of deed.

0257386

IDENTIF. ↑ REFERENCE

96 DEC 19 AM 10:43

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4413-4415 Central Valley Drive Hermitage, TN 37076
(House Number) Street (P.O. Address) (City or Town) (Postal 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, and we do covenant with the 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 herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 18th day of December, 19 96

Teresa K. Duke

Teresa K. Duke

STATE OF TENNESSEE
Davidson County

BK/10295PG701

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa K. Duke, a widow

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 18th day of December, 19 96

Notary Public

Commission Expires 11/25/2000

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Teresa K. Duke, a widow

TO
Kyle Summers and wife,
Nancy Summers

7420 12/19 0101 03CHECK 231.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK 10295 PG 712~~

FOR

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
			12/19/96 01	10:43 0001 7420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257386
IDENTIF. ↑ REFERENCE

96 DEC 19 AM 10:

DAVIDSON COUNTY.

No. 1100009