STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 9,129.58

Subscribed and sworn to before me, this the 28 day of January 19 97

Affiant

My Commission expires: 5-24-97 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY	
619 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER: Clarence Summey, et.al.	SEND TAX BILLS TO: Same
(Name) P. O. Box 78635	(Name)
(Street Address) Nashville, TN 37207	(Street Address)
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 81-11-461	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Floretta VanLeer a resident of 4205 Ashland City Highway Nashville, Davidson County, Tennessee

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Clarence Summey and Charles Hamilton

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee being the most southerly 50 feet of Lot 122 in McGavock, Westmore & others Second Addition to Nashville, called the Town of McGavock, a plan of which is of record in Book No. 21, Page 41, Register's Office for Davidson County, Tennessee.

Said 50 feet of Lot 22 fronts 50 feet on the easterly side of 12th Avenue, North, formerly Florence Street and runs back between parallel lines 154 feet to an alley.

Being the same property devised unto Floretta Vanleer by Last Will and Testament of Earsley Moland Vanleer, File No. 95697, of Probate Court for Davidson County, Tennessee and recorded in Will Book 171, page 537, Davidson County, Tennessee Probate Court Clerk's office.

This conveyance is subject to all liens and encumbrances of record including but not limited to a certain Deed of Trust executed by Floretta Vanleer, unmarried to T. Sisco, Trustee of record in Book 9550, page 441, Register's Office for Davidson County, Tennessee to secure Associates Financial Services Company in the sum of Ten Thousand Eight Hundred Eight Two and 67/100 ($10,882.67) Dollars.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1706 - 12th Ave., North, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 28 day of January 19 97.

Floretta VanLeer

Floretta VanLeer

State of Tennessee
County of Davidson

On this 28 day of January, 19 97, before me personally appeared Floretta Vanleer to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

5-24-97

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ Notary Public

IDENTIFICATION

97 JAN 31 PM 1:06
FELIX A. DELOUNLEY REGISTER
DAVIDSON COUNTY, TN.

02269783

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____ Notary Public

State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____ Notary Public

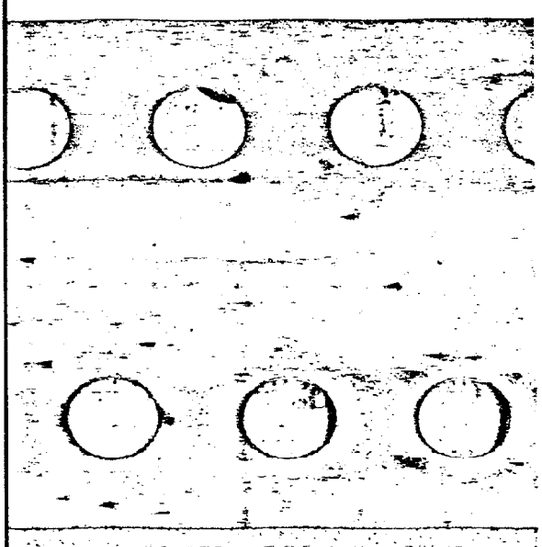
97978 TAX CHECK 427.78

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



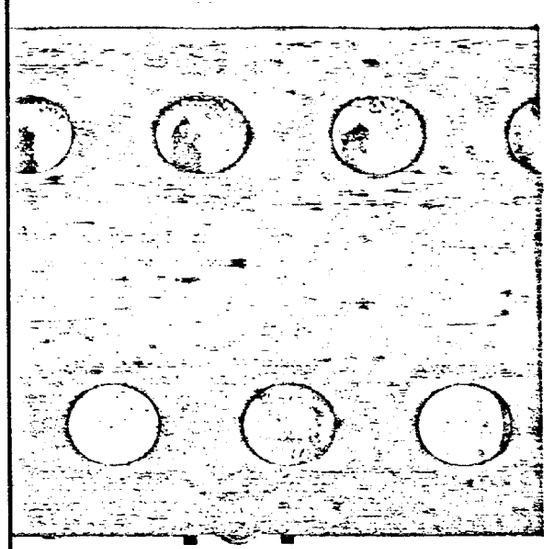
RECEIVED OF _____

FOR _____

BOOK 10335 PG 80

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 9129.58
				CON TX 33.78
				FRFEE 1.00
				WDEED 8.00
				TOTAL 42.78
				CHECK 42.78
01/31/97	01	13:07	0001	9798



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268783

IDENTIFICATION REFERENCE

97 JAN 31 PM 1:16

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

No. 1112255