BOOK 10361 PG 431

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 58,000.00

Subscribed and sworn to before me, this 25 day of February 1997

My commission expires:

NOTARY PUBLIC AT LARGE
BRENT A. CAMPBELL
DAVIDSON COUNTY, TENN.

Affiant

Notary Public

My Commission Expires November 22, 1997

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9720496
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Martha Taylor	New Owner
1604 17th Avenue North	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37208	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 181-11-283	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Clarence Summey, Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Martha Taylor and Robert Pirtle

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:

Being the southerly one half of Lot Number 376, in McGavock, Wetmore and Others 2nd Addition to Nashville, called the addition to the Town of McGavock, as of record Plat Book 21 at page 41, Register's Office for Davidson County, Tennessee, and described according to a mortgage loan inspection made by John Kohl and Company, dated 02/06/97, License No. 100, whose address is 400 7th Avenue S., Nashville, TN 37203, as follows:

Said southerly one half 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 all of the property conveyed to Clarence Summey, Unmarried by Deed of record in Book 10212 page 766, Register's office for said County.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

THIS IS IMPROVED PROPERTY KNOWN AS 1604 17th Avenue North, Nashville, TN 37208

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 25 day of February, 1997

Clarence Summey

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 25 day of February, 1997, before me personally appeared Clarence Summey 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 his free act and deed.

Witness my hand and official seal.
My Commission expires:

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 22, 1997

Notary Public

State of Tennessee
County of

On this 25 day of February, 1997, 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 their free act and deed.

Witness my hand and official seal.
My Commission expires:

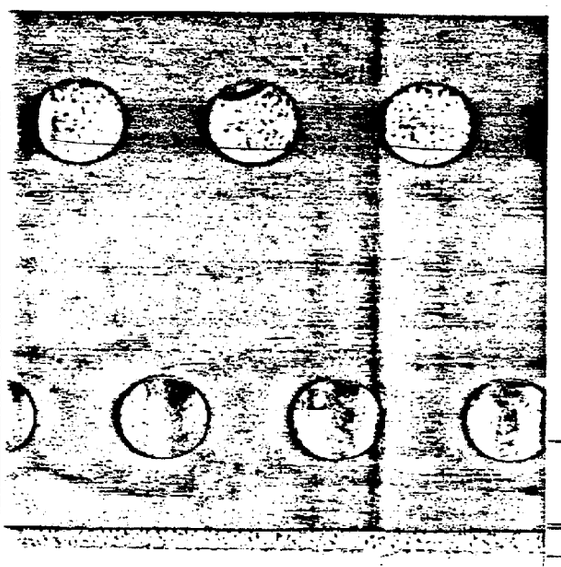
Notary Public

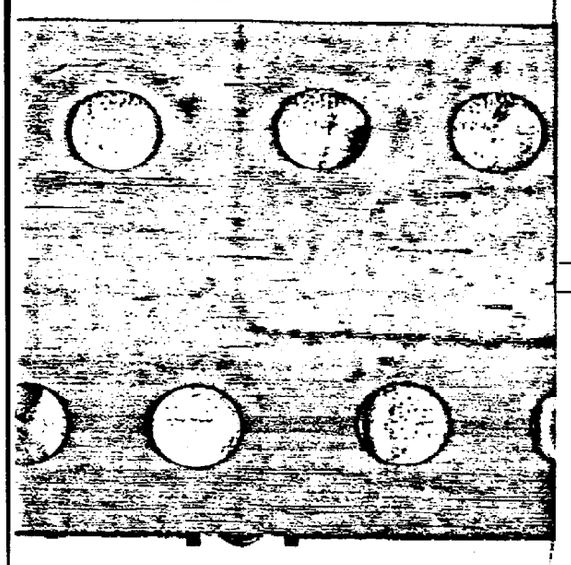
WARRANTY DEED

0410 02/27 0101 03CHECK 223.60

0276789
IDENTIF. ↑ REFERENCE

97 FEB 27 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10361 PG 433

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 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60
CHECK 223.60

02/27/97 01 08:55 0001 0410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276789
IDENTIF. # REFERENCE

97 FEB 27 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1120827