BOOK 10560 PG 853

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Castleman & Associates, Inc., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Kummer, III	PNC Mortgage Corp. of America	Map 061-10-0
(NAME)	(NAME)	
3864 Hutson Avenue	320 Interstate North Parkway	Parcels 012.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Atlanta, Georgia 30339	and 013.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Guy Smith and wife, Frances L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Kummer, III and wife, Alanna L. Kummer

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 lots No. 228 and 229 on the plan of Maplewood Heights, Secon Subdivision, of record in Book 547, pages 103-104, said Register's Office.

Said Lots Nos. 228-229 front together 200 feet on the westerly side of Hutson Avenue and run back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Guy Smith and wife, Frances L. Smith, by deed from Johnny Kummer, III, and wife, Lisa G. Kummer, of record in Book 6425, page 420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1997 and subsequent years, and to restrictions and easements of record.

97 AUG -7 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0335097

unimproved ( )
This is improved (X) property, known as 3864 Hutson Avenue, Nashville, Tennessee 37216
(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 our hand s this 5th day of August 19 97

Guy Smith

Frances L. Smith

BOOK 10560 PG 854

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Guy Smith and wife, Frances L. Smith

the bargainor s, 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 Brentwood, T.
, Tennessee, this 5th day of August, 19 97

Commission expires November 27, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

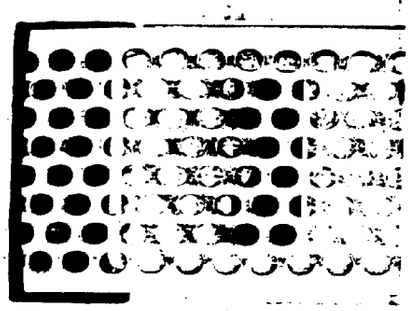
My commission expires _____

Notary Public

4190 08/07 0101 03CHECK 240.25

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10560 PG 855

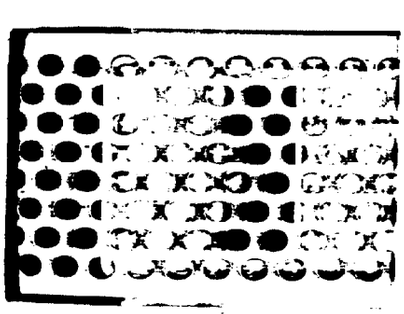
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT	62500.00
ERR	CO
MAMT	62500.00-
CAMT	62500.00
CON TX	231.25
PRFEE	1.00
WDEED	8.00
TOTAL	240.25
CHECK	240.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/07/97 01 08:50 0001 4190



0335097
IDENTIF. ↑ REFERENCE

97 AUG -7 AM 8:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1183709