Bk 50-

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Pankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 97 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Book 10588 Page 437

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine M. Dowling	Regions Mortgage, Inc.	104-15-5
(NAME)	(NAME)	
2805 Westmoreland Drive	605 South Perry St.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Montgomery, AL 36104	
(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, George M. Summers and wife, Terri C. Summers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine M. Dowling and Philip T. Lee, both unmarried

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 Bransford Relaty Co.'s Subdivision of Westmoreland Place, of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

SAID Lot No. 33 fronts 70 feet on the southeasterly margin of Westmoreland Drive and extends back 180 feet on the northwesterly line and 176 feet on the southerly line to an alley in the rear, measuring 85 feet thereon.

BEING the same property conveyed to George M. Summers and wife, Terri C. Summers by deed from James W. Bilyeu and wife, Wadean H. Bilyeu, of record in Book 8194, page 219, Register's Office for Davidson County, Tennessee.

0343170
IDENTIF. & REFERENCE

97 AUG 29 PM 4:15
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

2923 08/29 0101 03CHECK 839.65

unimproved ( )
This is improved (X) property, known as 2805 Westmoreland Drive, Nashville, Tennessee 37212
(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 hands this 25th day of August 19 97

George M. Summers

Terri C. Summers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George M. Summers and wife, Terri C. Summers

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 Nashville, Tennessee, this 25th day of August, 19 97.

Commission expires 5-5-99

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

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

RECEIVED OF _____

FOR _____

BOOK 10588 PG 439

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 224500.00
CON TX 830.65
PRFEE 1.00
WDEED 8.00
TOTAL 839.65
CHECK 839.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/29/97 01 16-17 0001 2923

0343170
IDENTIF. # REFERENCE

97 AUG 29 PM 4:15
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 119212