Box 56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

BOOK 11113 PAGE 252

THIS INDENTURE, made and entered into as of the **10th** day of **September, 1998** by and between

LEONARD GUNN and DOROTHY B. GUNN, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

CLARENCE SUMMEY, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 286 ON THE PLAN OF T.J., J.M. & C.W. HARDING'S SUBDIVISION, AS OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 286 FRONTS 50 FEET ON THE WESTERLY SIDE OF ESTRELLA STREET, NOW 21ST AVENUE, NORTH, AND RUNS BACK BETWEEN PARALLEL LINES 158 FEET TO AN ALLEY.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO LEONARD GUNN BY DEED FROM EMMA M. GUNN, A WIDOW, VIRGINIA GUNN AND JAKE D. GUNN, BOTH SINGLE PERSONS OF RECORD IN BOOK 5407 PAGE 941 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

LEONARD GUNN

DOROTHY B. GUNN

048121
IDENTIF. & REFERENCE

98 SEP 15 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

09715 0101 03CHECK
66.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LEONARD GUNN and DOROTHY B. GUNN, HUSBAND AND WIFE** , the within named bargainors, 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, at office, this **10th** day of **September, 1998.**

Notary Public

Commission Expiration: _____

PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN 29 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$15,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 29. 2000

Subscribed and sworn to before me this **10th** day of **September, 1998.**

Notary Public

Commission Expiration: _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	CLARENCE SUMMEY 1715 21ST AVENUE NORTH NASHVILLE, TN 37208	1715 21ST AVENUE NORTH NASHVILLE, TN 37208 MAP PARCEL NUMBER 81-11-45

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WD-MULTI.DOC
File No. 98-1227

NASHVILLE ESCROW CO.
Title Co. T.G. No.

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

RECEIVED OF _____

FOR _____

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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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 66.50
CHECK 66.50

09/15/98 01 14:03 0001 1067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

048121
IDENTIF. ↑ REFERENCE

98 SEP 15 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 134645