0528447

IDENTIF. ↑ REFERENCE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

98 DEC 22 AM 11:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

CLARENCE SUMMEY, UNMARRIED ,

hereinafter referred to as Grantor, and

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WILLIE BROWN, 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 ALL THE SAME PROPERTY CONVEYED TO CLARENCE SUMMEY, UNMARRIED, BY DEED FROM LEONARD GUNN AND DOROTHY B. GUNN, HUSBAND AND WIFE, OF RECORD IN BOOK 11113 PAGE 252 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.

Clarence Summey

CLARENCE SUMMEY

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11263 PAGE 772

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CLARENCE SUMMEY, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **December, 1998**.

Notary Public

Commission Expiration: _____

SUSAN L. WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2000

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

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 **$74,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Willie Brown
Affiant

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

Notary Public

SUSAN L. WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2000

Commission Expiration: _____

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

3959 12/22 0101 03 CHECK

284.80

WD-MULTI.DOC
File No. 98-1548

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11263 PAGE 773

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	CFEE - COMPUTER FEE	PREFEE - PROBATE FEE

CMMT	14000.00
CON TX	273.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	284.80
CHECK	284.80

12/22/98 01 11:20 0001 3959

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98 DEC 22 AM 11:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405491