THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 8257

MAP/GROUP/PARCEL
072-07-0/323.00

NEW OWNER'S NAME AND ADDRESS:
Jason Cummins
1231 Kirkland Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Carl L. Frensley, and wife, Martha E. Frensley, hereinafter called Grantors, do hereby transfer and convey unto Jason Cummins, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot #1 of a portion of the resubdivision of Lots 26, 27, 28, and the east 50' of Lot 29 of Inglewood Place, in the seventh councilmanic district of Davidson County, Tennessee, of record in Plat Book 4660, Page 140, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 1231 Kirkland Avenue, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 8133, Page 459, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Carl L. Frensley

Carl L. Frensley

Martha E. Frensley

Martha E. Frensley

99 MAR -5 PM 5:05
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

055743

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Carl L. Frensley, and wife, Martha E. Frensley, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 3rd day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $70,000.00.

AFFIANT

Sworn to and subscribed before me, this the 3rd day of March, 1999.

NOTARY PUBLIC

My Commission Expires:
4-15-2000

4791 03/05 0101 03CHECK 270.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11371 PG. 863

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	PRFEE	- PROBATE FEE

055 7493
IDENTIF. REFERENCE

99 MAR -5 PM 5:05
BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	270.00
CHECK	270.00

03/05/99 01 17:05 0001 4791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433958