THIS INSTRUMENT PREPARED BY:

Gerald G. Patterson, Attorney
P. O. Box 40347
Nashville, Tennessee 37204
(615) 373-5410

FTEC File No. 16543
File Box 9-B
FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $484,000.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 1999

Notary Public

My Commission Expires: 9/18/99

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
ANDREW KEITH SUMMAR	CAPITAL BANK & TRUST COMPANY	MAP 130-02
409 Leake Avenue	1820 West End Avenue	PARCEL 129
Nashville, Tennessee 37205	Nashville, Tennessee 37203	FB# BM07345

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HAROLD PINKLEY AND WIFE, JOAN PINKLEY, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANDREW KEITH SUMMAR AND DONNA GRACE DAME, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 409 Leake Ave., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 1999.

HAROLD PINKLEY

JOAN PINKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, HAROLD PINKLEY AND WIFE, JOAN PINKLEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 1999

My Commission Expires: 9/18/99

Notary Public

WARDEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being the rear or westerly 102-1/2 feet of Lots Nos. 14 and 15 on the Plan of a subdivision of Lots Nos. 19, 20 and 21 in Belle Meade Plan of Lots, as of record in Plat Book 421, page 172, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Leake Avenue, at the corner of Lots Nos. 15 and 16; thence southerly with the line between Lots Nos. 15 and 16 and the line between Lots Nos. 14 and 17 on said Plan, 220 feet to the corner of Lots Nos. 13, 14, 17 and 18; thence with the line between Lots No. 13 and 14 easterly 102-1/2 feet to a point 192 feet westerly from the westerly margin of Belle Meade Boulevard; thence, northerly 219-1/2 feet, more or less, to a point on the southerly margin of Leake Avenue, 190 feet westerly from the westerly margin of Belle Meade Boulevard; thence with the southerly margin of Leake Avenue, westerly 102-1/2 feet to the beginning.

Being the same property conveyed to Harold Pinkley and wife, Joan Pinkley by deed from Chester P. Sanders and wife, Patricia A. Sanders of record in Book 11351, page 173, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1999 which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 421, page 172, Register's Office for Davidson County, Tennessee.

05969960
ELECTRONIC RECORDING
99 JUN-7 PM 5:19
DAVIDSON COUNTY, TN
620 06/07 0101 03CHECK 1801

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

CEIVED OF _____

R _____

BOOK 11516 PG. 621

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

0596960

IDENTIFICATION/REFERENCE

99 JUN -7 PM 5:19

REGISTER
DAVIDSON COUNTY, TN.

CAMT
464000.00
CON TX 1790.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1801.80
CHECK 1801.80

06/07/99 01 17:23 0001 6620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471107