WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES: 10/21/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ingrid M. Somers		MAP 72-04
(NAME)	(NAME)	
1437 McAlpine Avenue		PARCEL 309
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Gary W. Summar and Susan Moerschel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ingrid M. Somers

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:

Two tracts of land in Davidson County, Tennessee described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being the rear part of Lot No. 2 of Block "C" on the Map of Country Club Estates, of record in Book 843, page 95, Davidson County, Tennessee and described according to a copy of a survey thereof made February 6, 1943, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a stake 102.2 feet from the westerly margin of McGavock Avenue, on the northerly line of Lot No. 2 and continuing in a northwesterly direction 62.8 feet to a post at the rear line on the west margin of Lot No. 2; thence in a southerly direction along the easterly line of Lot No. 28, 100 feet to a stake; thence in a northeasterly direction 72.8 feet to the point of beginning.

TRACT 2:
Being a part of Lot No. 28 of Bock "C" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Alpine, formerly McAlpine, Avenue 50-feet northwest of the common corner of Lots No. 1 and 28; thence

CONTINUED

This is improved (X) unimproved ( ) property, known as 1437 McAlpine Avenue, Nashville, Tennessee 37216
(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 hand s this 18th day of November 1999

Gary W. Summar

Gary W. Summar

Susan Moerschel

Susan Moerschel, by Gary W. Summar,
Attorney in Fact

LEGAL DESCRIPTION CONTINUATION

northeasterly 61 feet to a point in the line between Lots No. 1 and 28, which point is 2 feet south of the common corner of Lots No. 1 and 2 in the easterly line of Lot No. 28; thence with the line between Lots No. 2 and 28 northerly 2 feet to a point, which is 165 feet northwest of the westerly margin of McGavock Avenue as measured along the line between Lots No. 1 and 2; thence northeasterly along the line between Lots No. 2 and 28, 83.35 feet to a point which is 71.95 feet southwest of the northeast corner of Lot No. 28; thence in a southwesterly direction 120.95 feet to the northeasterly margin of Alpine Avenue 50 feet southeast of the common corner of Lots No. 27 and 28; thence along the northeasterly margin of said Avenue southeasterly 67 feet to the point of beginning.

Being the same property conveyed to John K. Summar and wife, Rebecca J. Summar by deed from J. D. Vaughn and wife, Louise Vaughn, of record in Book 3431, page 255, said Register's Office and by deed from Jesse Claborn Mangrum and wife, Eunice B. Mangrum, of record in Book 1629, page 605, said Register's Office. John L. Summar died in 1997 vesting title solely in the name of Rebecca J. Summar. Rebecca J. Summar has since died. Gary W. Summar and Susan S. Loy are the devisees under the Will of Rebecca J. Summar of record in Will Book 227, page 279, Probate Court Clerk's Office for Davidson County, Tennessee. Susan S. Loy is now known as Susan Moerschel.

06603611

REGISTER'S OFFICE REFERENCE

99 NOV 23 PM 1:17

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary W. Summar

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 1999.

Commission expires Exp 07/27/2002

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Kathy Snider
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 _____.~~

~~My commission expires _____~~

~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 1999, before me personally appeared Gary W. Summar, to me known to be the person who executed the foregoing instrument on behalf of Susan Moerschel and acknowledged that he executed the same as the free act and deed of Susan Moerschel.

Witness my hand and seal this 18th day of November, 1999.

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 07/27/2002

Kathy Snider
Notary Public

4468 11/22 0101 03CHECK 255.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11753 PAGE 966

0660361

INSTRUMENT # REFERENCE

99 NOV 23 PM 1:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	255.50
CHECK	255.50

11/23/99 01 13:20 0001 4468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542106