# W A R R A N T Y  D E E D

THIS INSTRUMENT WAS PREPARED BY

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

BOOK 11289 PAGE 674

**THIS INDENTURE**, made and entered into as of the **30th** day of **December, 1998** by and between

**MICHAEL D. BERRY** ,

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, DESCRIBED AS FOLLOWS:**

**BEING LOT NO. 26 ON THE MAP OF SHARPE AND CRUTCHER'S ADDITION OF RECORD IN BOOK 57, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**SAID LOT FRONTS 50 FEET ON THE WESTERLY SIDE OF NORTH 5TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.**

**BEING ALL THE SAME PROPERTY CONVEYED TO MICHAEL D. BERRY, UNMARRIED, BY DEED FROM E. MARK TURNER OF RECORD IN BOOK 6597 PAGE 875 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.

0534638
IDENTIF. ↑ REFERENCE

99 JAN -8 PM 3:31
[illegible] REGISTER
DAVIDSON COUNTY, TN.

0550 01/08/99 0101 03CHECK 46.15

MICHAEL D. BERRY

**INDIVIDUAL**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MICHAEL D. BERRY** , 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 **30th** day of **December, 1998**.

Notary Public

Commission Expiration: _____

SUSAN L. WILLIS NOTARY 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 **$9,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**Affiant**

Subscribed and sworn to before me this **30th** 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.<br>2209 CRESTMOOR ROAD,<br>NASHVILLE, TN. 37215 | CLARENCE SUMMEY<br><br>904 NORTH 5TH STREET<br>NASHVILLE, TN 37213 | 904 NORTH 5TH STREET<br>NASHVILLE, TN 37213<br><br>MAP PARCEL NUMBER<br>82-3-479 |

# OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11289 PAGE 676

| | | | | | |
|---|---|---|---|---|---|
| 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 |

| | |
|---|---|
| CAMT | 95000.00 |
| CON TX | 35.15 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 46.15 |
| CHECK | 46.15 |

01/08/99 01 15:28 0001 0550

0534638
IDENTIFICATION REFERENCE

99 JAN -8 PM 3:31
BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409919