PREPARED BY (AND RETURN TO):

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Instr:200007170070349 Page: 1 OF 2
REC'D FOR REC 07/17/2000 2:27:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $591.63

W & I Ref: (gj) Title No: 41738
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles Sumner Marjorie Sumner 7540 Rolling River Parkway Nashville, TN 37221	Guaranty Trust 640 Broadmoor Blvd. Suite 100 Murfreesboro, TN 37129

TAX MAP-PARCEL NUMBERS: 141-11-A-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 159900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret Anne Evans, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Sumner and spouse, Marjorie Sumner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Rolling River Estates, Phase IV of record in Plat Book 5200, pages 184 & 185, said Register's Office.

Said Lot No. 185 which is a corner lot, fronts 52.52 feet on the southeasterly margin of Rolling River Parkway and fronts 127.00 feet on the northeasterly margin of River Ridge Drive, said frontages being joined by a curve having a length of 37.92 feet, and extends back 157.33 feet on the northeasterly line and 93.64 feet on the southeasterly line, to a point of intersection.

Being the same property conveyed to Margaret Anne Evans, Jennifer Leigh Evans and Lisa K. Evans by deed from Robert J. Paulette and wife, Sonja J. Paulette of record in Book 8268, page 82, Register's Office for said County. By Quitclaim Deed of record in Book 10820, page 523, said Register's Office, the said Margaret Anne Evans, Jennifer Leigh Evans and Lisa K. Evans conveyed their interest in subject property to Margaret Anne Evans, unmarried.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book Document No. 5200, said Register's Office, which Plan shows a 30 foot minimum building setback line from Rolling River Parkway, together with a designated building site and 10 foot foot easement for utility purposes along the rear line(s) and a 3 x 15 foot utility easement located on the southwesterly front corner of said lot and a easement for overhang purposes across the southwesterly line of said lot and a fire hydrant located on the southwesterly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 4892, page 679, Book 4892, page 689, Book 5463, page 238, Book 5214, page 933, Book 5336, page 480, Book 5855, page 605, Book 5917, page 310, Book 5969, page 156, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 7540 Rolling River Parkway, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of July, 2000.

Margaret Anne Evans

Margaret Anne Evans

State of Tennessee
County of Davidson

On this 14th day of July, 2000, before me the undersigned authority, personally appeared **Margaret Anne Evans**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7-24-2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159900.00

Marjorie Sumner

Affiant

Sworn and subscribed before me on the 14th day of July, 2000.

My Commission Expires: 7-24-2003

Notary Public