Address New Owner(s) as Follows	Send Tax Bills To	Map-Parcel Numbers
Gregg Poole	Same	081-04-0 162
1834 4th Avenue, North Nashville, TN		

WARRANTY DEED

For and in consideration of Ten ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I,

CLARENCE SUMMEY, JR.

have bargained and sold, and by these presents do transfer and convey unto the said **Gregg Poole** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of D.T. McGavock's Addition to Nashville, as of record in Book 21, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot No. 61 fronts 50 feet on the easterly side of Fourth Avenue North and extends back between parallel lines with the southerly margin of Coffee Street 161 feet to an alley.

BEING the same property conveyed to Clarence Summey, Jr., married by deed from Will Henry Crutcher, unmarried of record in Instrument No. 200006280064313, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

PICK-UP

Instr:200007180070866 Page: 1 OF 4
REC'D FOR REC 07/18/2000 12:26:24PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $92.50

Unimproved ( )
This is improved (X) property, known as 1834 (House Number) 4th Avenue, North (Street)

Nashville, Tennessee
(City or Town) (Zip Code)

To have an 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.

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 our hands this 18TH day of July, 2000.

Clarence Summey, Jr.

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 Clarence Summey Jr. the bargainor (s), 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 _____, this 18th day of July, 20 00.

My commission expires 1-26-2002 Notary Public _____

PEGGY CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 20 00.

Commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,000.00 This is equal to or greater than the property would bring at a fall and voluntary sale.

_____

Sworn to and subscribed before me

this _____ day of May, 20 00.

My commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 25,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 2000.
Deputy Register

This instrument was prepared by:

QuickSearch, Inc.

P.O. Box 877

Goodlettsville, TN 37072-0877

SCHEDULE A

Commitment No. 00-105	Effective Date of Commitment: July 6, 2000 @ 8:00 a.m.
Your No.: Greg Poole	

Prepared For: Volunteer Construction
121 21st Avenue, North
Nashville, TN 37203-5249

Inquiries Should be Directed to: QuickSearch, Inc.
P.O. Box 877
Goodlettsville, TN 37070-0877

1. Policy or Policies to be issued:

(a) [ ] ALTA Owner's Policy $_____

Proposed Insured:

(b) [X] ALTA Loan Policy $45,000.00

Proposed Insured: Volunteer Construction

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Clarence Summey, Jr., married

4. The land referred to in this Commitment is located in the County of Davidson State of Tennessee and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of D.T. McGavock's Addition to Nashville, as of record in Book 21, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot No. 61 fronts 50 feet on the easterly side of Fourth Avenue North and extends back between parallel lines with the southerly margin of Coffee Street 161 feet to an alley.

BEING the same property conveyed to Clarence Summey, Jr., married by deed from Will Henry Crutcher, unmarried of record in Instrument No. 200006280064313, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

Address: 1834 4th Avenue, North, Nashville
Map/Par. No.: 081-04-0 162

SCHEDULE B

Commitment Number: 00-105

I. The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Prepare proper Deed of Trust and have filed for record in the Register's Office for Davidson County.
3. Prepare proper Deed of conveyance from the SELLER to the BUYER and have filed for record in the Register's Office for Davidson County.

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Standard Exceptions:
   (a) Rights or claims of parties in possession not shown by the public records.
   (b) Easements, or claims of easements, not shown by the public records.
   (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
   (d) Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
   (e) Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.
   (f) Restrictions upon the use of the premises not appearing in the chain of title to the land.

3. Special Exceptions:

   (a) Taxes. 1999 County - $214.13 Paid; 2000 and subsequent years a lien but not yet due and payable.

   (b) Subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

   (c) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-607, et seq.