Davidson County DEEDWARR
Recvd: 05/01/01 13:50 3pgs
Fees:15.00 Taxes:168.51

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PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **April, 2001, by and between SUNNY OWUNNAH, A MARRIED MAN, and MARY OWUNNAH, HIS WIFE, hereinafter called Grantors, and CLARENCE SUMMEY, A MARRIED MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, SUNNY OWUNNAH, A MARRIED MAN, and MARY OWUNNAH, HIS WIFE, Grantors, do hereby bargain, sell, transfer and convey unto CLARENCE SUMMEY, A MARRIED MAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1715 CASS STREET, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Sunny Owunnah
SUNNY OWUNNAH
Signature of Seller

Mary Owunnah
MARY OWUNNAH
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, SUNNY OWUNNAH, A MARRIED MAN, and MARY OWUNNAH, HIS WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of April, 2001.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CLARENCE SUMMEY, A MARRIED MAN
709 South Summerfield Dr
Madison, TN 37115

Property Address:

1715 CASS STREET
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 81-6, PARCEL 318

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45,542.52** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **April, 2001.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being the easterly 22 feet of Lot No. 20, of all of Lot No. 21, and the westerly 7 feet of Lot No. 22 on othe Map of A.C. Dudley's Subdivision, of record in Book 161, page 10, Register's Office for said County.

Said lot and parts of said lots adjoin and front together 79 feet on the southerly side of Cass Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to SUNNY OWUNNAH, by Warranty Deed from SHIRLEY LOUISE RANDALL, A WIDOW, of record in Book 8313, page 327, Register's Office. for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 81-6, PARCEL 318, 2000 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 768.29).

2. All matters as set forth on the Plan of record in Plat Book 161, page 10, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. DEED OF TRUST from SUNNY OWUNNAH, A MARRIED MAN, and MARY OWUNNAH, HIS WIFE to FIDELITY NATIONAL TITLE, Trustee, of record in Book 11228, page 81, said Register's Office, to secure to ADVANCE FINANCIAL SERVICES, INC., the payment of one note dated NOVEMBER 25, 1998, in the original principal amount of $. 35,750.00, due and payable as set forth therein. Said Deed of Trust was subsequently assigned to STERLING BANK AND TRUST, by Assignment of record in Book 11491, page 889, said Register's Office.