WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/01 12:12 2pgs
Fees:13.00 Taxes:562.40

20011106-0121719

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 2001

Brenda Shelby
Notary Public

MY COMMISSION EXPIRES: 10-15-03
(AFFIX SEAL)

BRENDA SHELBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Kummer, III (NAME)	GMAC Mortgage Corporation (NAME)	MAP 042-07
704 Ronnie Road (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 024
Madison, TN 37115 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Julia P. Davis Speulda and husband, Wesley Speulda

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Kummer, III and wife, Alanna L. Kummer

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:

A tract of land lying in the Eleventh Civil District of Davidson County, Tennessee, as shown on the survey made by Harvey Gee, Surveyor, dated November 10, 1960, as follows:

BEGINNING at a point in the easterly margin of Ronnie Road, which point is 527.59 feet south of the concrete monument in the east margin of said road, opposite a turn into Campbell Road; thence north 85 degrees east 382.5 feet to a point; thence south 29 degrees 01' west 150.81 feet to a point; thence south 85 degrees west 298.1 feet to a point in the east margin of Ronnie Road; thence with the margin of the same, north 5 degrees west 125 feet to the beginning.

BEING the same property conveyed to Julia P. Davis by Quitclaim Deed from William G. Davis of record in Book 5081, page 623, Register's Office for Davidson County, TN. The said Julia P. Davis is now Julia P. Davis Speulda.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Wesley Speulda joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 704 Ronnie Road, Madison, TN 37115
(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 22nd day of October, 2001

Julia P. Davis Speulda
Julia P. Davis Speulda

Wesley R. Speulda
Wesley Speulda

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia P. Davis Speulda and husband, Wesley Speulda

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 24th day of October, 2001.

Commission expires 10-15-03

Brenda Shelby
Notary Public

BRENDA SHELBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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