FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 20 01

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/10/01 18:37 2pgs
Fees:13.00 Taxes:185.00

20011210-0136140

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clarence Summey (NAME) | New Owner (NAME) | MAP 60-4 |
| P.O. Box 325 (ADDRESS) | (ADDRESS) | PARCEL 49 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | (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, Owen Rogers and wife, Joyce B. Rogers, Trustees under the Declaration of Trust dated July 29, 1985

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence Summey, married

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:

LAND in Davidson County, Tennessee, being part of Tract No. 2 on the Plan on the Real Estate of William Phillips, deceased, as of record in Book 57, Page 21, Register's Office for said County, and also being known as Tract "C" on a survey of part of the George Olinger Tract prepared by Joseph A. Daugherty, Surveyor, on September 19, 1957, and described according thereto as follows:

Beginning at a utility power pole on the easterly side of Hillside Road at the northwest corner of Tract "B" conveyed to Charles W. Marshall and wife, by George Olinger and wife, of record in Book 2488, Page 341, said Register's Office; thence with the northern boundary line of said Marshall property, south 87 deg. east 157.6 feet to an iron pin in the western boundary line of the Brintley property; thence with same, north 3 deg. east 61.4 feet to the southeast corner of Tract "D" of said Olinger property; thence with same, north 85 deg. 54' west 157.6 feet to an iron pin on the easterly side of said Hillside Road; thence with same, south 3 deg. west 64.4 feet to the beginning.

BEING the same property conveyed to Owen Rogers and wife, Joyce B. Rogers, Trustees under the Declaration of Trust dated July 29, 1985, by deed from Bobby Garnett Edwards and wife, Wanda Edwards, of record in Book 6618, Page 365, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 3117 Hillside Road, Nashville, TN 37207
(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 7th day of December, 20 01

Owen Rogers

Joyce B. Rogers

FILE BOX 45

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 Owen Rogers and wife, Joyce B. Rogers, Trustees under the Declaration of Trust dated July 29, 1985

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 Nashville, Tennessee, this 7th day of December, 20 01.

Commission expires January 29, 2005

Notary Public

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors.