	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2002. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires OCT 25, 2003

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
George P. Zervas and Jenny M. Zervas	AmSouth Bank	Map: 87-13-42
(NAME) 909/911 Brook Valley Court	(NAME) 2050 Parkway Office Circle	Map & Parcel: 87.13.42
(ADDRESS) Hermitage TN 37076	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, KYLE SUMMERS AND WIFE, NANCY SUMMERS, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto GEORGE P. ZERVAS AND JENNY M. ZERVAS, hereinafter called the GRANTEE(S), 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 all of Lot No. 171 on the Plan of Section Two, Valley Grove, according to plat thereof, recorded in Plat Book 5200, page 489, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kyle Summers and wife, Nancy Summers by Warranty Deed of record in Book 10026, page 666, said Register's Office.

Restrictions of record in Book 6011, page 300 and in Book 6096, page 283; and, any and all matters as shown on plan of record in Plat Book 5200, page 489, Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 909/911 Brook Valley Court, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hands this 31st day of January, 2002.

Kyle Summers

Nancy Summers

Davidson County DEEDWARR
Recvd: 02/04/02 09:47 2pgs
Fees:13.00 Taxes:251.60

20020204-0014869

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Kyle Summers and wife, Nancy Summers who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2002.

Notary Public

My Commission Expires: My Commission expires OCT. 25, 2003

Mail After Recording To:

Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087