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

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **February, 2002, by and between HARVEY H. ADKISSON, A MARRIED MAN, and DORETHA FYKES, UNMARRIED, 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, HARVEY H. ADKISSON, A MARRIED MAN, and DORETHA FYKES, UNMARRIED, Grantors, do hereby bargain, sell, transfer and convey unto CLARENCE SUMMEY, A MARRIED MAN, **hereinafter referred to as Grantee, his 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 1606 ELIZABETH ROAD, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her 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 successors, heirs and assigns, against the lawful claims of all persons whomsoever.

JERRILENE ~~JERILENE~~ ADKISSON, wife of HARVEY H. ADKISSON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

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

Harvey H. Adkisson
by his attorney in fact
HARVEY H. ADKISSON
Signature of Seller

Jerrilene Adkisson by her attorney in fact nDoretha Fykes
Spouse of HARVEY H. ADKISSON

nDoretha Fykes
DORETHA FYKES

Davidson County DEEDWARR
Recvd: 02/06/02 14:49 4pgs
Fees:23.00 Taxes:96.20

20020206-0016627

POWER OF ATTORNEY
STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, **DORETHA FYKES**, to me known to be the person who executed the foregoing instrument on behalf of **HARVEY H. ADKISSON AND HIS WIFE, JERRILENE ADKISSON**, and acknowledged that she executed the same as the free act and deed of said **HARVEY H. ADKISSON AND WIFE, JERRILENE ADKISSON.**

WITNESS my hand and official seal at MADISON, Tennessee, on this the 1st day of February, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DORETHA FYKES, AN UNMARRIED WOMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **1st** day of **February, 2002.**

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

CLARENCE SUMMEY,
709 S. Summerfield Drive
Madison, Tn 37115

Property Address:

1606 ELIZABETH ROAD
NASHVILLE, TN 37218

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 69.16, PARCEL 69

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 **$26,000.00** 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.

X _____
Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **February, 2002.**

_____
Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

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

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 14 on the Map of J.J. Holzapfel's Subdivision, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the southerly margin of Elizabeth Street at the northwest corner of the proeprty conveyed to James C. Pickett and wife, by deed from L.I. Overstreet and wife, of record in Book 1913, page 23, Register's Office for said County, said point being the corner of Lots No. 13 and 14 on said plan; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 99 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots northwardly 156.15 feet to the southerly margin of Elizabeth Street; thence with said Street, westwardly 99 feet to the beginning.

BEING the same property conveyed to HARVEY H. ADKISSON, A MARRIED MAN, and DORETHA FYKES, UNMARRIED, by Deed from CAROL F. LIGON, UNMARRIED, of record in Book 7295, page 154, Register's Office for DAVIDSON County, Tennessee, the

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 69.16, PARCEL 69).

2. Minimum building setback and Resrictions as contained in deed of record in Book 4535, page 789, said Register's Office.

3. Unrecorded easements for roads and utilities, if any.