03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OFDAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $189,280.00

Affiant

Subscribed and sworn to before me this 6th day of February, 2002.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 02/08/02 14:43 2pgs
Fees:13.00 Taxes:700.34
20020208-0017597

Address of New Owner:	Send Tax Bills to:	Tax-Information
Tobey Sommer 1617 Russel Street Nashville TN 37206	Frontier National Bank 43 North Broadway Sylacauga, AL 35150	83-14-45

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rochford Realty & Construction Company, Inc., a Tennessee Corporation, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Tobey Sommer and wife, Denise Ceule, hereinafter called the Grantees, their successors 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 Lot No. 36 on the Map of Lindsleys Subdivision of the Chadwell, of record in Plan Book 2, Page 24, Chancery Court for Davidson County, Tennessee, described as follows:

Said Lot No. 36 fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed Rochford Realty & Construction Company, Inc., a Tennessee Corporation, by deed from March Egerton, an unmarried person, of record in Instrument No. 20010619-0065056, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1617 Russel Street, Nashville, TN 37206

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 6th day of February, 2002.

Rochford Realty & Construction Company, a Tennessee Corporation

By:
Trey Rochford, its Vice President

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 Trey Rochford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Rochford Realty & Construction Company, Inc., a Tennessee Corporation, the within named bargainor, and that he is authorized by Rochford Realty & Construction Company, Inc., a Tennessee Corporation, to execute this instrument on its behalf by himself as such Vice President.

Witness my hand in Nashville, TN, this 6th day of February, 2002.

Notary Public

My Commission expires 03/14/05