Davidson County DEEDWARR
Recvd: 03/14/02 15:17 2pgs
Fees:13.00 Taxes:296.00

20020314-0032574

TN11174134

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00
80,000.00

Patricia Watts
Affiant

Subscribed and sworn to before me, this 9th day of March, 2001.

My commission expires: 7-20-03

Notary Public

STAR OVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED

Address of New Owner: Send Tax Bill To:	Prepared By: TransContinental Title Company 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
1606 10TH AVE. N. NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 81/12/144

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

LAQUITA SUMMEY & Clarence Summey, wife & husband

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ROOSEVELT WATTS AND WIFE, PATRICIA WATTS

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT 231 ON THE MAP OF MCGAVOCK AND WETMORE'S ADDITION TO NASHVILLE CALLED THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LAQUITA SUMMEV, BY WARRANTY DEED FROM LASSIE B. BIGBEE, EXECUTRIX OF RACHEL FARMER ESTATE, DATED OCTOBER 13, 2000, AND RECORDED OCTOBER 24, 2000 IN BOOK 2000010240105289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1606 10TH AVE. N., NASHVILLE, TN

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of March 2002.

Clara Summey

LAQUITA SUMMEV

State of Tennessee Davidson
County of _____

On this 13th day of March 2002, before me personally appeared Clarence Summey and Laquita Summey to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

TAB OVER LOV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Witness my hand and official seal.
My Commission expires:

Commission Expires 7-26-03

Notary Public

WARRANTY DEED

DAVID ROETGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES SEPTEMBER 24, 2005

The preparer of this Deed makes no representation as to the status of title to the property described herein, or as to the accuracy of description.