Davidson County DEEDWARR
Recvd: 05/02/02 13:05 1pgs
Fees:13.00 Taxes:333.00

20020502-0054149

WARRANTY DEED

CHAVERS-PT01185

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 10th ~~DAY OF~~ April, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Brenda Chavers	ABN AMRO Mortgage Group, Inc.	81-6-318
(NAME)	(NAME)	
1715 Cass Street	2600 W. Big Beaver Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Troy, Michigan 48084	
(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 consideration, the receipt of which is hereby acknowledged, I/we, CLARENCE SUMMEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRENDA CHAVERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being the easterly 22 feet of Lot No. 20, of all of Lot No. 21 on the westerly 7 feet of Lot No. 22 on the Map of A.C. Dudley's Subdivision, of record in Book 161, Page 10, Register's Office for said County.

Said lot and parts of said lots adjoin and front together 79 feet on the southerly side of Cass Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clarence Summey, a married man by deed from Sunny Owunnah, a married man and Mary Owunnah, his wife, dated April 24, 2001 and filed of record May 1, 2001 at Instrument No. 200105010043855, said Register's Office.

This is improved (X) property, known as 1715 Cass Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)
unimproved ( )

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 my/our hand(s) this 10th day of April, 2002.

Clarence Summey

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence Summey, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 10th day of April, 2002.

Notary Public

My Commission Expires:

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN