Davidson County DEEDWARR
Recvd: 07/01/02 15:02 2pgs
Fees:13.00 Taxes:185.00

20020701-0078929

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41018** **FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 50,000.00**

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 27TH DAY OF JUNE, 2002.

_____
Notary Public

MY COMMISSION EXPIRES

ALAN D. SAWYER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CLARENCE SUMMEY P.O. Box 325 Madison, TN 37115	SAME	**91-8-51**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, EUNICE J. HYDE and wife, RITA L. HYDE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARENCE SUMMEY**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, described as follows: Being Lot No. 41 on the Map of L. H. Davis Subdivision of Lot No. 41, Clifton, as of record in Book 57, page 100, Register's Office for said county.

Said Lot No. 41 fronts 17 feet on the westerly side of 43rd Avenue North, formerly Douglas Avenue and runs back between lines with the northerly margin of Walker Street 150 feet on the north line and 163 feet, more or less, on the south line, or Walker Street, to an alley and measures 50 feet on said alley.

Being the same property conveyed to Eunice J. Hyde and wife, Rita L. Hyde by deed from James R. Hillin and wife, Nancy T. Hillin of record in Book 6812, page 638, Register's Office for Davidson County, Tennessee.

Rita Louise Hyde appointed E. J. Hyde as Power of Attorney in Instrument Number 20000328-0031043, said Register's Office.

Unimproved ( )
This is improved (X) property, known as **4302 Albion Street, Nashville, Tennessee 37209**
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 OUR HANDS THIS 27 DAY OF JUNE, 2002.

X Eunice J. Hyde
EUNICE J. HYDE

X Rita L. Hyde by E.J. Hyde A.I.F.
RITA L. HYDE

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 EUNICE J. HYDE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27 day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of June, 2002, before me personally appeared E. J. Hyde to me known to be the person who executed the foregoing instrument in behalf of Rita L. Hyde, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Rita L. Hyde, as though she had personally acted.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06