Maximum Principal Indebtedness for Tennessee Tax Recording Purposes is $ 92,700.00

(60)

Instrument Prepared By:
Lenders Express Title & Escrow, Inc. 25 Century Boulevard Suite 203 Nashville, TN 37214

File #: 2700301

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of October, 2002, by and between Clarence Summey, and wife Laquita J. Summey, party of the first part, and Bridgett D. Ross, a single woman, party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 82-3-424.00, to wit:

All that certain lot or parcel of land lying and being in the 17th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 32, on the Plan of J. M. Eatherly's Addition to East Nashville, as shown by plat of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Clarence Summey by Deed from Dianne G. Russell and Deborah R. Watson and Donna G. Witherspoon, dated 11/30/99, recorded 12/06/99, as Inst. No. 199912060300087, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark A. Ellmore, Jr., Trustee, by Quitclaim Deed from Clarence Summey, dated 03/21/00, recorded 03/29/00, as Inst. No. 200003290031702, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron Chamerlain and wife, Yvonne Chamberlain, by Quitclaim Deed from Mark A. Ellmore, Jr., Trustee, dated 09/17/01, recorded 10/03/01, as Inst. No. 200110030107455, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence Summey, married, by Quitclaim Deed from Aaron Chamberlain and wife, Yvonne Chamberlain, dated 09/17/01, recorded 10/03/01, as Inst. No. 200110030107455, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Register's Office of said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their/his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that they/she/he have/has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Davidson County DEEDWARR
Recvd: 11/22/02 08:07 2pgs
Fees:13.00 Taxes:342.99
20021122-0145257

WITNESS the signature of the said party of the first part the day and year first above written.

Clarence Summey

Laquita J. Summey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Clarence Summey, wife Laquita J. Summey, the within named 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 by hand, at office, this 17 day of October, 2002.

Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $92,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 17 day of October, 2002.

Notary Public
My Commission Expires:

TIM E. PLANCK
NOTARY PUBLIC
AT LARGE
WILSON COUNTY
MY COMMISSION EXPIRES
MAY 28 [illegible]

PROPERTY ADDRESS AND SEND TAX BILLS TO:
325 CLEVELAND STREET
NASHVILLE, TN 37207