Box 13
#4827

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020400

Davidson County DEEDWARR
Recvd: 02/13/03 15:53 2pgs
Fees:13.00 Taxes:925.00
20030213-0020041

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric T. Vallejo and wife, Kristina L. Vallejo** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Joseph Summers, unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being Lot No. 78 on the plan of Brownstone, Section 2, of record in Plat Book 9700, page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric T. Vallejo and wife, Kristina L. Vallejo by Warranty Deed from Pulte Homes of Tennessee, a Nevada Limited Partnership dated February 11, 2000, recorded February 16, 2000, in Instrument No 200002160015541, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Pulte Homes of Tennessee, a Nevada Limited Partnership, by Deed from James Edward Brown, a married person, of record in Book 11113, page 752, Regsiter's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 8th day of January, 2003

Eric T. Vallejo

Eric T. Vallejo

Kristina L. Vallejo

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Eric T. Vallejo and wife, Kristina L. Vallejo** 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 foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 8th day of January, 200X3

Notary Public

NOTARY PUBLIC AT LARGE Williamson County, TENN.

My Commission Expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of January, 200X3

Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

MAP AND PARCEL NUMBERS: 171-04-0-A- 81.00 CO

ADDRESS NEW OWNER:
5316 Greystoke Drive
Brentwood, TN 37027

SEND TAX BILLS TO THE SAME ADDRESS