RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of April, 2003, by and between CLARENCE SUMMEY, A MARRIED MAN, hereinafter called Grantor, and J&M SOLUTIONS LLC, A TENNESSEE LIMITED LIABILITY CO, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CLARENCE SUMMEY, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto J&M SOLUTIONS LLC, A TENNESSEE LIMITED LIABILITY CO, hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1006 NORTH 5TH STREET, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

LaQuita Summey, wife of CLARENCE SUMMEY, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

CLARENCE SUMMEY
Signature of Seller

LaQuita Summey
Spouse of Seller

Davidson County DEEDWARR
Recvd: 04/24/03 17:14 3pgs
Fees:18.00 Taxes:92.50

20030424-0055554

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLARENCE SUMMEY, joined by HIS WIFE, LAQUITA SUMMEY,** the within named 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, at office, this 22nd day of **April, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

J&M SOLUTIONS LLC, A TENNESSEE LIMITED LIABILITY CO
329 River Drive
Mt Juliet, Tn 37122.

Property Address:

1006 NORTH 5TH STREET
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 82-3, PARCEL 495

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$25,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **April, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 114 on the Map of the Willis Sharp and Crutcher's Addition as of record in Book 57, page 82, Register's Office for said County.

Being the same property conveyed to CLARENCE SUMMEY, A MARRIED MAN, by Deed from AUGUSTA REED AND MATTIE WALTON, of record in INSTRUMENT NO. 20030403-0044237, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 82-3, PARCEL 495).
2. All matters as set forth on the Plan of Willis, Sharp and Crutcher Addition, of record in Plat Book 57, page 82, said Register's Office.