FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Summey	NEW OWNER	MAP 105-7
(NAME)	(NAME)	
P.O. Box 325		PARCEL 366
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Owen Rogers and Joyce B. Rogers, Trustees under the Declaration of Trust dated June 3, 1985

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence Summey, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 18 on the Plan of B.F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, page 115, Register's Office for said County.

Said Lot No. 18 fronts 64 feet on the easterly side of Rains Avenue and runs back between parallel lines with the northerly margin of an alley 200 feet to another alley.

BEING the same property conveyed to Owen Rogers and Joyce B. Rogers, Trustees under the Declaration of Trust dated June 3, 1985, by Declaration of Trust from Owen Rogers and Joyce B. Rogers, of record in Book 6572, Page 832, Register's Office for said County. See also deed of record in Book 6572, Page 829, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 115, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/22/03 10:55 2pgs
Fees:13.00 Taxes:259.00

20030522-0069987

unimproved ( )
This is improved (X) property, known as 124 Rains Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 20th day of May, 20 03

Owen Rogers

Joyce B. Rogers

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Owen Rogers and Joyce B. Rogers with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged thelmselves to be the Trustee and Trustee respectively of the Declaration of Trust dated June 6, 1986 the within named bargainor, ~~and corporation~~, and that they as such Trustee and Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained ~~by signing the name of the corporation~~, by the said Owen Rogers as such Trustee, and attesting the same by the said Joyce B. Rogers as such Trustee.

Witness my hand and official seal at office at Nashville, TN on this the 20th day of May 2003 .

My commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.