FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

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)

Davidson County DEEDWARR
Recvd: 05/22/03 11:22 2pgs
Fees:13.00 Taxes:129.50
20030522-0070014

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 82-3
(NAME)	(NAME)	
P.O. Box 325		PARCEL 39
(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 their Declaration of Trust dated June 6, 1986

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

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. 55 on the Plan of Sharpe and Horn's 2nd Subdivision of Lindsley Property, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. INCLUDED in said description but excluded from this conveyance is the following: being the northerly 2 feet of Lot 55 on the Plan of Sharpe and Horn's 2nd Subdivision of Lindsley Property.

BEING the same property conveyed to Owen Rogers and wife, Joyce Rogers, trustees under their declaration of trust dated June 6, 1986, by deed from Secretary of Housing and Urban Development, of record in Book 6881, Page 545, Register's Office for said County. See also instrument of record in Book 6881, page 543, said Register's office.

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 Plat Book 161, Page 53, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1118 Joseph Avenue, Nashville, TN 37207
(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 themselves to be the Trustee and Trustee respectively of the Declaration of Trust dated June 6, 1986 the within named bargainor, ~~a 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 TENN.