PREPARED BY:
Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 08/16/03 13:15 2pgs
Fees:13.00 Taxes:455.10

20030816-0118993

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **August, 2003** between **Otis T. West** , GRANTOR, and **Joshua Charles Summerville unmarried** , 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville**,, County of **Rutherford,** State of Tennessee, more particularly described as follows:

BEING Lot No. 115 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 115 fronts 70 feet on the south side of Rosecliff Drive and runs back between lines, 202.5 feet on the east line and 193.5 feet on the west line, to a dead line in the rear, measuring 52 feet thereon.

BEING the same property conveyed to Otis T. West and wife, Edna N. West by deed of record in Book 2088, page 101, of the Register's Office of Davidson County, Tennessee. The said Edna N. West, being deceased, and spouse, Otis T. West, having received the property as surviving tenant by the entirety.

THIS conveyance is subject to the restrictive covenants of record in Book 1907, page 593; to the sewer right of way of record in Book 4001, page 147, and, to any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Otis T West by Jennifer Puckett
Otis T. West, by Jennifer Puckett,
Signature of Seller Attorney-in-Fact

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, JENNIFER PUCKETT, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Attorney-In-Fact of the maker, or a constituent of the maker, and is authorized by the maker or by their constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, OTIS T. WEST, by virtue of an instrument of record in Record Book _____, page _____, of the Register's Office of Rutherford County, Tennessee. 20020920011481 7

WITNESS MY HAND, at office, on this the 5th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 2-20-2007

MARK S. MOORE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Name and Address of Property Owner:

Joshua Charles Summerville
2024 Rosecliff Road
Nashville, TN 37206

Property Address:

2024 Rosecliff Road
Nashville, TN 37206

Person Responsible for Taxes:

Parcel #: 083-04-0-049.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Rutherford

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 **$123,000.00** 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.

Charlotte A. Bethel
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **August, 2003.**

Notary Public

RHODES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: Sept. 2006

RETURN TO:

Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129

CAPITAL TITLE & ESCROW, LLC
2525 West End Avenue
Suite 940
Nashville, TN 37203