Davidson County DEEDWARR
Recvd: 08/29/03 10:57 2pgs
Fees:13.00 Taxes:203.50

20030829-0125769

WARRANTY DEED

FILE BOX 45

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 $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 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 Owners	MAP 82-3
(NAME)	(NAME)	
P.O. Box 325		PARCEL 419
(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

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

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. 26 on the Plan of J.M. Eatherley's Addition to East Nashville, of record in Book 57, page 138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Owen Rogers and wife, Joyce B. Rogers by deed from Secretary of Housing and Urban Development, of record in Book 6328, Page 538, 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 Plat Book 57, Page 138, said Register's Office.

unimproved ( )
This is improved (X) property, known as 313 Cleveland Street, 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 28th day of August, 20 03

Owen Rogers

Joyce B. Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Owen Rogers and Joyce B. Rogers, Trustees under~~ declaration of trust dated July 5, 1985

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this ~~28th~~ day of ~~August~~ 20 ~~03~~.

Commission expires ~~January 29, 2005~~

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 Trustees and ~~respectively of the~~ under a declaration of trust dated July 5, 1985 the within named bargainor, ~~and corporation~~, and that they as such Trustees and 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 28th day of August 20 03.

My commission expires 1/29/05

Notary Public

NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.