This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
9030514-1

Davidson County DEEDWARR
Recvd: 09/15/03 12:03 2pgs
Fees:13.00 Taxes:240.50
20030915-0135174

Send Tax Bills To:
SAME

New Owner is:
3112 West Hamilton Avenue
Nashville, TN 37218

MAP: 59-14-27.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Clarence Summey**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Debbi Howard**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 246 on the Plan of Treppard Heights, Section 8, as of record in Book 2663, pages 64 & 65, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 246 fronts 75 feet on the northwesterly side of West Hamilton Avenue and runs back 228.4 feet on the northeasterly line and 205.9 feet on the southwesterly line, to a dead line in the rear, which is a broken line, on which it measures 85 feet.

Being the same property conveyed to Clarence Summey from James M. Crawford and wife, June M. Crawford by Warranty Deed dated June 7, 2003 and recorded June 11, 2003 in Instrument No. 200306110080872, Register's Office for Davidson County. Also conveyed to James M. Crawford and wife, June M. Crawford from Frank W. Russell and wife, Elizabeth Russell by Warranty Deed dated July 26, 1968 and recorded in Book 4255, page 1, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2752, page 213 and Book 2797, page 183; and all matters of record on plat in Plat Book 2663, pages 64-65, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8 day of September, 2003.

GRANTOR:

Clarence Summey

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Clarence Summey** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8 day of September, 2003.

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-24-05

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

SWORN TO and subscribed before me this 8 day of September, 2003.

NOTARY PUBLIC

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

9-24-05