Davidson County DEEDWARR
Recvd: 10/09/03 08:38 2pgs
Fees:13.00 Taxes:170.20

20031009-0149765

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
2740 OLD ELM HILL PIKE, SUITE 102
NASHVILLE, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES:

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES JUNE 28, 2004

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 102, NASHVILLE, TN 37214

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & M Solutions, LLC 329 River Dr. Mt. Juliet, TN 37122	**SAME**	**82-03-39.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I

Clarence Summey, married,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J & M Solutions, LLC

HEREINAFTER CALLED THE GRANTEE, ***Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 that portion of land conveyed to F. P. Notgrass, a widower, by Quitclaim Deed from Oscar Pointer and wife, Mary Elizabeth Pointer, dated January 24, 1984, recorded February 8, 1984, of record in Book 6228, Page 271, Register's Office for Davidson County, Tennessee, and further described as follows:

The northerly 2 feet of Lot 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. Said part of Lot 55 fronts 2 feet on the westerly boundary of Joseph Street and runs back between parallel lines 145 feet to a dead line measuring 2 feet thereon.

Being the same property conveyed to Clarence Summey, a married person, by Warranty Deed from Own Rogers and Joyce B. Rogers, Trustees under their Declaraton of Trust dated June 6, 1986, dated May 20, 2003, recorded May 22, 2003 of record in Instrument No. 200305220070014, Register's Office for Davidson County, Tennessee..

This is investment property and was not used as marital property.
Unimproved ( )
This is improved (X) property known as **1118 Joseph Ave. , Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ***GRANTORS, their hei***rs and assigns forever, and ***I do*** covenant with the said ***GRANTEE*** that ***I*** have 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 ***I do*** further covenant and bind ***myself, my*** 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 hands this 29th day of August, 2003

Clarence Summey

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 Clarence Summey, the ***bargainor*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that ***he*** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ***Nashville***, Tennessee, this 29th day of August, 2003.

Commission Expires: June 28, 2004

Notary Public: Tina Nichols

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD CCUNTY, TENNESSEE MY COMMISSION EXPIRES 06-28-04

Page 2 of Deed from Clarence Summey
to J & M Solutions for property at
1118 Joseph Avenue
Nashville, TN 37207