Davidson County DEEDWARR
Recvd: 12/18/03 07:54 2pgs
Fees:13.00 Taxes:299.70

20031218-0180235

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2003.

Notary Public

My Commission expires: 9/22/07

HEATHER M. MOORE NOTARY PUBLIC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Avenue, Ste. 940, Nashville, TN 37203 My Commission Expires SEPT. 22, 2007

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrea L. Summerville James R. Summerville	SAME	Map 52-13
(NAME) 1139 AlandeeStreet	(NAME)	Group B
(ADDRESS) Nashville, TN 37214-1162	(ADDRESS)	Parcel 82
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Andrea L. Summerville and husband, James R. Summerville

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Joseph Andrews, a single man

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 125 of the Condominium Site Plan of Phase II-C, Section 3, as shown on the map entitled River Glen, of record in Plat Book 9700 page(s) 18 and 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrea L. Summerville and husband, James R. Summerville, by deed of record in Book 11078, page 674, said Regiser's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Matters shown on the Plan of record in Plat Book 9700, page(s) 18-19, said Register's Office.

Master Deed of record in Book 7566, page 571, and Book 10630, page 495, as amended in Book 10630, page 498, Register's Office for said County.

All matters, easements, restrictions, restrictive covenants, setback lines, right of ways, etc. of record in Register's Office, Davidson County, Tennessee.

Subject to taxes for the year 2003 which have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 1139 Alandee St., Nashville, TN 37214

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 15th day of December, 2003.

Andrea L. Summerville

James R. Summerville

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Andrea L. Summerville and husband, James R. Summerville, the bargainors, with whom I am personally acquainted (or proved to me in 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 office this 15th day of December, 2003.

My Commission expires:
MY COMMISSION EXPIRES:
March 27, 2004

Notary Public

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE