# WARRANTY DEED

**Return to:**
**All-Star Title, Inc.**
**120 Donelson Pike, Ste 201**
**Nashville, TN 37214**
Ph: (615) 883-5883 Fax: (615) 883-7543

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Eric Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1-23-04

Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric Walker | SAME | 81-11/262.00 |
| (NAME) | (NAME) | |
| 1721 16th Avenue North | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 48084-4736 | SAME | |
| (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, **Clarence Summey,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Walker and wife, Julie Walker**, 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:

**EXHIBIT A**

Land in Davidson County, Tennessee being the North ½ of Lot No 349 on the Map of D. T. McGavock and Other's Addition of record in Book 21, Page 41 of the Register's Office of Davidson County, Tennessee. Said part of said lot fronts 50 feet on the westerly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Clarence Summey by Deed from Wade L Phelps dated, 04/18/1996 of record in Book, 10071 page, 534 Register's Office for Davidson County, Tennessee.

This is improved ☒ unimproved property, known as **1721 16th Avenue North, Nashville, TN 37208**

(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/my hands this 28th January 2004

Davidson County DEEDWARR
Recvd: 02/03/04 15:33 1pgs
Fees:13.00 Taxes:388.50
20040203-0013169

Clarence Summey

LaQuita Summey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared CLARENCE SUMMEY & LAQUITA SUMMEY the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at NASHVILLE Tennessee this 28th JANUARY 2004.

Commission expires:

WILLIAM E. LOWE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES MAY 28, 2006

William E. Lowe
Notary Public