RETURN TO: FILE BOX 9B
FIRST TILE & ESCROW
2000 RICHARD JONES RD. #110
NASHVILLE, TN 37215
FTEC FILE # 22338

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 03/04/04 11:52 2pgs
Fees:13.00 Taxes:1498.50
20040304-0024569

**ADDRESS NEW OWNER:**

Darren Cioffi
4123 Wallace Lane
Nashville, TN 37215

**SEND TAX BILL:**
**NEW OWNER**

**MORTGAGEE:**
Premier Bank of Brentwood
5217 Maryland Way
Brentwood, TN 37027

**MAP AND PARCEL:**

Map 116-16-120.00

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donald J. Sumner, Sr., Successor Trustee of The Edith W. Sumner Revocable Living Trust** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Darren Cioffi** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot Nos. 45, 46 and 47 on the Map of Wallace's Subdivision, of record in Plat Book 1424, page 16, and 1835, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.
>
> Being the same property conveyed to The Edith W. Sumner Revocable Living Trust, through Edith W. Sumner, Trustee, by Quitclaim Deed, of record in Instrument No. 20030307-0030247, Register's Office for Davidson County, Tennessee. Edith W. Sumner, Trustee of The Edith W. Sumner Revocable Living Trust, died on December 1, 2003. Pursuant to Notarized Summary of Trust of record in Instrument No. 20030307-0030246, Donald J. Sumner Sr. was appointed First Successor Trustee and authorized to execute this deed.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4123 Wallace Lane, Nashville, TN 37215.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 1st day of March, 2004.

Donald J Sumner Sr TR
Donald J. Sumner, Sr., Successor
Trustee of The Edith W. Sumner
Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Donald J. Sumner, Sr., Successor Trustee of The Edith W. Sumner Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 1st day of March, 2004.

Notary Public

My Commission Expires: 9-30-06



My Commission Expires
September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

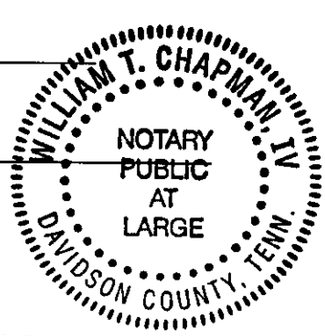
The actual value or consideration, whichever is greater, for this transfer is $405,000.00.

AFFIANT

Subscribed and sworn to before me
this 1st day of MARCH, 2004.

NOTARY PUBLIC

My Commission Expires:



My Commission Expires SEPT. 30, 2006