[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Clarence Summey	New Owner	Map 105-11
P.O. Box 325		Parcel 234
Madison, TN 37115		11846 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Russell Crouch and wife, Jenny Crouch** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Clarence Summey, a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description

Being the same property conveyed to Russell Crouch and wife, Jenny Crouch by deed of record in Instrument Number 20020403-0040471, said Register's Office.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 03/09/04 10:32 3pgs
Fees:18.00 Taxes:203.50

20040309-0026782

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 2900, pages 57-59, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 1788, page 108, as amended in Book 2929, page 117 and Book 2997, page 93, said Register's Office.
4. The Deed of Trust for the benefit of Fifth Third Mortgage Company and recorded in Instrument Number 20020403-0040472, Register's Office for Davidson County, Tennessee, which the Grantee hereby agrees to assume and pay.

This is improved property commonly known as 302 Edgeview Drive, Nashville, Tennessee 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me this 27 day of February, 2004.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TN MY COMMISSION EXPIRES SEPT. 21, 2006

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of February, 2004.

Russell Crouch

Jenny Crouch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Russell Crouch and wife, Jenny Crouch with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 2004.

Notary Public

My Commission Expires: [illegible] NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 21, 2005

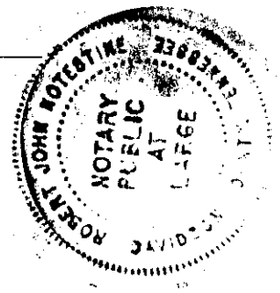


EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Plan of the Estate of Joseph W. Horton, deceased, of record in Book 1, page 44, Chancery Court for Davidson County, Tennessee, described in part according to a survey by John Kohl, Tennessee R.L.S. # 100, dated February 12, 1979, as follows:

Beginning at a point on the southerly margin of Wedgewood Avenue located westwardly 250 feet from the northeasterly corner of Lot No. 13, said point also being the northwesterly corner of Lot No. 13, said point also being the northwesterly corner of the Paul Byrd, Jr. property (Book 4707, page 555, said Register's Office); thence, with Byrd's westerly property line, southwardly 167.7 feet to a point in the northerly line of the Arthur Raymond Kirby, et al, property; thence with Kirby's northerly property line, westwardly 50.0 feet to the southeasterly corner of the Carrie B. M. Grimes property (Book 2652, page 422, said Register's Office); thence, with Grime's easterly property line, northwardly 167.7 feet to a point on the southerly margin of Wedgewood Avenue; thence, with said margin eastwardly 50.0 feet to the point of beginning.