Davidson County DEEDWARR
Recvd: 03/10/04 14:39 2pgs
Fees:13.00 Taxes:185.00
20040310-0027725

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: **82-6-55**

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
CLARENCE SUMMEY, JR.	Same	Frankl. Nat'l Bank
P.O. Box 325		
Madison, Tn. 37115		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RUTH ALLMON TERRELL**, unmarried, have bargained and sold and by these presents do transfer and convey unto **CLARENCE SUMMEY JR., and wife, LAQUITA J. SUMMEY, their** heirs and assigns forever, the following describe property, to wit:

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled The Nashville Housing Authority Subdivision No. 1, of record in Plat Book 3700, page 42, 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 Ruth Allmon Terrell by deeds of record in Book 9262, page 911, and Book 4184, page 728, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2004 Davidson County property taxes are a lien but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantees assuming responsibility for payment of same.**

2. **All matters as shown on the Plan of record in Plat Book 3700, page 42, Register's Office for Davidson County, Tennessee.**

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

TAI

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 1st day of March, 2004.

RUTH ALLMON TERRELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUTH ALLMON TERRELL**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.
WITNESS my hand and seal, at office, on this 1st day of March, 2004.

My Commission Expires:
1-19-05

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $50,000.00.

Affiant

Sworn to and subscribed before me on this 1st day of March, 2004.

My Commission Expires:
1-19-05

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN