WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 03/16/04 09:17 1pgs
Fees:13.00 Taxes:292.30

20040316-0029626

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$79,000.00**

Bridgett Ross
Affiant

NOTARY PUBLIC AT LARGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/5/04

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (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
Bridgett Ross	SAME	**81-8-0/116.00**
(NAME)	(NAME)	
1823 Delta Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	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, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bridgett Ross** unmarried, 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 Lot No. 374 on the map of North Nashville Realty Company's Plan, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.
Said Lot No 374 fronts 50 feet on the westerly side of Delta, formerly Hamburg Street, and runs back between parallel lines 168 feet 6 inches to an alley.

Being the same property conveyed to Clarence Summey, married by Deed from Eunice J. Hyde and wife, Reta L. Hyde, aka Rita Louise Hyde dated, 06/06/02 of record in Instrument No. 200206100070413, Register's Office for Davidson County, Tennessee

This is improved ☒ property, known as **1823 Delta Ave., Nashville, TN 37208** (unimproved)

(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 **March 5, 2004**.

Clarence Summey

LaQuita Summey
Spouse

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Clarence Summey and 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 Davidson County, Tennessee this 3/5/04.

Commission expires: 5/20/06

NOTARY PUBLIC AT LARGE

Notary Public