THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
112 South Main Street
Ashland City, TN 37015
(615)792-1269

Davidson County DEEDWARR
Recvd: 05/17/04 15:32 2pgs
Fees:13.00 Taxes:40.70
20040517-0057684

Name and Address of New Owners:

Clarence Summey, Jr., and wife
Laquita Summey
P.O. Box 325
Madison, Tennessee 37115

Persons Responsible for Taxes:

Same

Map/Parcel Number:071-15-0-030.00

WARRANTY DEED

For and in consideration of the sum of **Eleven Thousand ($11,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Stephen R. Guy, a married person**, the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto the said **Clarence Summey, Jr. and wife, Laquita Summey,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Eastmoreland Place, of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen R. Guy by Deed from Nearside Profit Sharing Plan, a Trust, of record as Instrument No. 20030214-0020302, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Taxes for 2004 and subsequent which have been prorated and assumed by Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable govenmental and zoning regulations.

Rita D. Guy joins in this conveyance for the purpose of conveying any and all interest she may have in the above described property.

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.

Whenever 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 hands this 7th day of May, 2004.

GRANTOR:

Stephen R. Guy

Stephen R. Guy

GRANTOR:

Rita D. Guy

Rita D. Guy

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 7th day of May, 2004, before me, M. Kevin Heffelman, personally appeared **Stephen R. Guy and Rita D. Guy**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

NOTARY PUBLIC
My Commission Expires: July 29, 2006.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $11,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Clarence Summey, Jr.
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 7th day of May, 2004, before me, Donna L. Savage, personally appeared Clarence Summey, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

NOTARY PUBLIC
My Commission Expires: 1-19-05

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