Davidson County DEEDWARR
Recvd: 05/24/04 09:35 2pgs
Fees:13.00 Taxes:227.55
20040524-0060393

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

Map & Parcel: 147-7-120

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Clarence Summey, Jr.	SAME	**Franklin National Bank**
P. O. Box 325		230 Public Square
Madison, TN 37115		Franklin, TN 37064

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, **TROY BUFORD**, unmarried, have bargained and sold and by these presents do transfer and convey unto **CLARENCE SUMMEY JR. and wife, LAQUITA SUMMEY**, their heirs and assigns forever, the following describe property, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 4 in the Subdivision of 4.52 acres owned by Chester Maxwell, described according to a survey made by Z. J. Wilkinson, Surveyor, March 12, 1948, as follows:

Beginning on the northerly margin of a 18 foot road at the southeast corner of the property conveyed to Edmond Burnley and wife, of record in Book 2024, page 480, Register's Office for said County, thence with Burnley's east line northwardly 115.3 feet thence easterly 50 feet to the corner of Lots 4 and 5 thence with the line between said lots southwardly 115.3 feet to the northerly margin of said 18 feet road, thence with said road eastwardly 50 feet to the beginning.

Being the same property conveyed to Troy Buford, by deed of record in Instrument No. 20020529-0064996, 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 I am 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. Right of way and slope easement of record in Book 4090, page 925, 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.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 2lst day of May, 2004.

TROY BUFORD

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 **TROY BUFORD**, 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 2lst day of May, 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 **$61,500.00**.

Affiant

Sworn to and subscribed before me on this 21st day of May, 2004.

My Commission Expires:
1-19-05

Notary Public

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