40-A

Davidson County DEEDWARR
Recvd: 06/02/04 15:26 2pgs
Fees:13.00 Taxes:367.04
20040602-0064787

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Lora L. Bourland
726 Kent Road
Nashville, TN 37214

SEND TAX BILL:

Centex Home Equity Co., LLC
7150 Viceroy Drive
Dallas, TX 75235

MORTGAGEE:
Centex Home Equity Company, LLC
7150 Viceroy Drive
Dallas, TX 75235

MAP AND PARCEL:
Map 96-9-A; Parcel 726CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Summer M. Humphries, f/k/a Summer M. Maples and husband, Mark Christopher Humphries**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Lora L. Bourland**, unmarried (Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit #B 726 on the Plan of Emery Place Condominiums, of record in Book 6250, page 719, 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 Summer M. Maples and Mark Christopher Humphries, as joint tenants with the rights of survivorship, by deed from David H. Wheeler and wife, Jennifer B. Wheeler of record in Book 10431, page 251, Register's Office for Davidson County, Tennessee The said Summer M. Maples is now known as Summer M. Humphries.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 726 Kent Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of June, 2004.

Summer M. Humphries

Mark Christopher Humphries by Summer M. Humphries, Attorney-in-Fact Pursuant To Limited Power of Attorney recorded In Record Book *, page _____, Register's Office for ~~Rutherford~~ Davidson County, Tennessee

* 20040602-0064786

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Summer M. Humphries, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 1st day of June, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, SUMMER M. HUMPHRIES, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of MARK CHRISTOPHER HUMPHRIES and who acknowledged that she executed the same as the free act and deed of MARK CHRISTOPHER HUMPHRIES.

Witness my hand and official seal this 1st day of June, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $99,200.00.

AFFIANT

Subscribed and sworn to before me this 1st day of June, 2004.

NOTARY PUBLIC
My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005