Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

05-0404-61447

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $203,900.00

Deborah L Cable
Affiant

Subscribed and sworn to before me, this 27 **day of May, 2004.**

Linda J. Norvell
Notary Public
My commission expires: 10-3-06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William J. Summey, Jr.	Franklin American Mortgage Co.	161-14C-5
5416 Barton Vale Drive	501 Corporate Centre Dr., #400	
Nashville TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael P. O'Neil and wife, Deborah M. O'Neil, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William J. Summey, Jr. and wife, Christina H. Summey, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Barton Vale of record in Plat Book 7900, Page 639, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael P. O'Neil and wife, Deborah M. O'Neil by deed from Zaring Homes, Inc., dated 5/24/95, recorded 6/2/95, of record in Book 9688, Page 600, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5416 Barton Vale Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/04/04 08:27 2pgs
Fees:13.00 Taxes:754.43
20040604-0065775

WITNESS my hand this 28 day of May, 2004.

Michael P. O'Neil

Deborah M. O'Neil

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael P. O'Neil and Deborah M. O'Neil, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th ~~day~~ of ~~May, 2004~~.

Notary Public
State of Tennessee at Large

My Commission expires: 5/28/2004

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006