Davidson County DEEDWARR
Recvd: 09/17/04 14:24 2pgs
Fees:13.00 Taxes:432.90
20040917-0112332

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Return to:
Mooreland Title Company, L.L.C.
700 Craighead Street
Suite 107
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 117,000.00

Affiant

Subscribed and sworn to before me,

this 14 day of Sept, 2004.

Notary Public

My Commission Expires: 7-19-08

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Donald J. Sumner 804 Williamsburg West Dr. Nashville, TN 37202	Franklin American Mortgage 501 Corporate Centre Dr. Suite 400 Franklin, TN 37067	142-6-C-32.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Tina Evans, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald J. Sumner, an unmarried person,** hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being a certain condominium apartment described as Unit No. 21-A on the Plan of Section 5, Doral Country Villa, as of record in Book 5050, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tina Evans by deed of record in Instrument No. 20000623-0062472, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. 2004 taxes a lien not yet due and payable.

2. Plan of record at Book 5050, page 93, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 5011, page 395, amended of record in Book 5015, page 251, Book 5124, page 163, Book 5194, page 134, Book 5194, page 136, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 5220, page 93, Register's Office for Davidson County, Tennessee.

This is improved property known as : 804 Williamsburg West Dr., Nashville, TN 37202

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14 day of Sept, 2004.

Tina Evans

Tina Evans

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tina Evans, 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, at Nashville, Tennessee, this 14 day of Sept, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08