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Davidson County DEEDWARR
Recvd: 11/08/04 14:26 2pgs
Fees:13.00 Taxes:129.50
20041108-0134455

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

Map & Parcel 82-3-42

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
CLARENCE SUMMEY	SAME	CHOCTAW LAND & LOAN COMPANY
P. O. Box 325		
Madison, TN 37115		

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, **KEVIN MCKELLERY**, an unmarried man, have bargained and sold and by these presents do transfer and convey unto **CLARENCE SUMMEY, his** heirs and assigns forever, the following described property, to wit:

Being Lot No. 27 on the Plan of J. M. Eatherly's Addition to East Nashville as of record in Book 57, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the northerly margin of Cleveland Street, formerly Taylor Street, and extends back between parallel lines 170 feet to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Kevin McKellery by Quitclaim Deed from Evelyn M. McKellery of record in Instrument No. 20001205-0119168, 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 Grantee, his heirs and assigns, that Grantor is 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. 2005 Davidson County property taxes and taxes for subsequent years are a lien but not yet due and payable.
2. All matters as shown on the Plan of J. M. Eatherly's Addition to East Nashville, of record in Plat Book 57, page 138, 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 whomsover.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the **3rd** day of **November, 2004**.

KEVIN MCKELLERY

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 **KEVIN MCKELLERY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this **3rd** day of **November, 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 $35,000.00.

Affiant

Sworn to and subscribed before me on this **3rd** day of **November, 2004**.

My Commission Expires:
1-19-05

Notary Public

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