Davidson County DEEDWARR
Recvd: 12/01/04 10:20 3pgs
Fees:18.00 Taxes:425.50
20041201-0142810

THIS INSTRUMENT PREPARED BY:
PHYLLIS D. MORRISS
ATTORNEY AT LAW
SPRINGFIELD, TN 37172

SEND TAX BILLS TO:
SALLY C. SUMMERS
1105 Highland Avenue
Goodlettsville, TN 37072

Map-Par 002-00-0-007 .00

Property Address: 1109 Highland Avenue
Goodlettsville, TN 37072

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by JUNIOR L. HOVATTER, a widower, hereinafter called the Grantor, to SALLY C. SUMMERS, hereinafter called the Grantee;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged, I, the said Grantor, have this day bargained and sold and do hereby sell, transfer and convey unto the said Grantee, heirs and assigns, the following described real property, to-wit:

Land in the 10th, formerly the 20th Civil District of Davidson Co., Tenn. described according to a survey made by Hickerson & Johnson, Engineers, May 17, 1962, as follows:

Beginning at a point in the southwesterly margin of a 25 foot unnamed public street, as set out in instrument of record in Book 189, Page 415, Register's Office for said County, said point lying South 54 deg. 15 min. East 108 feet and South 49 deg. East 100 feet along the southwesterly margin of said street from a point in the southeasterly margin of Highland Avenue, said last mentioned point being the north corner of the property conveyed to Frank Slemons by deed of partition between said Slemons and J.H. Zarecor, of record in Book 203, page 380, said Register's Office; thence with the southwesterly margin of said unnamed street parallel to and 25 feet southwesterly from the top of a railroad cut, as follows:

South 42 deg. East 100 feet, South 35 deg. East 100 feet, South 26 deg. East 100 feet, South 20 deg. East 100 feet, South 14 deg. East 114 feet to Dorman's line; thence with said Dorman's line, South 66 deg. West 121 feet, more or less, to the east corner of the property conveyed to Mrs. Jennie N. Zarecor, by deed of partition; thence with said Jennie N. Zarecor's northeastern line and partly along a fence, North 40 deg. 45 min. West 413.15 feet, more or less, to a point lying South 40 deg. 45 min. East 208 feet from the Southerly margin of Highland Avenue; thence North 41 deg. 45 min. East 243 feet to the beginning, containing 2.1 acres, more or less.

AND BEING the same property conveyed to Junior L. Hovatter and wife, Lillie Mae Hovatter, by deed from George L. Motola and wife, June E. Motola, of record in Book 4694, page 524, Register's Office for Davidson County, Tennessee. The said Lillie Mae Hovatter having since died leaving said Junior L. Hovatter sole owner as the surviving spouse.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns, forever. The said Grantor covenants with the said Grantee, heirs and assigns: (1) that he is lawfully seized in fee of said premises; (2) that he has a good and perfect right to make this conveyance; (3) that the said premises are unencumbered; and (4) that he will warrant and defend the title in and to said premises against the lawful claims and demands of all persons whomsoever.

Possession is to be given on or before December 31, 2004, but Grantee shall have the right to store items of personal property on the premises and Grantee shall pay utilities until he vacates the premises.

Taxes for the year 2004 are to be prorated.

Executed this the 24th day of November, 2004.

Junior Hovatter
JUNIOR L. HOVATTER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUNIOR L. HOVATTER, a widower, bargainor, 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 contained therein.

Witness my hand and seal of office this the 24th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 3/27/2005

PHYLLIS D. MORRISS NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair or voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 24th day of November, 2004.

NOTARY PUBLIC OR REGISTER

My Commission Expires: 3/27/2005

PHYLLIS D. MORRISS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY