Prepared by:
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Davidson County DEEDWARR
Recvd: 12/08/04 12:52 2 pgs
Fees:13.00 Taxes:984.20
20041208-0146345

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $266,000.00

Affiant

Subscribed and sworn to before me, this 7 day of December 2004.

Notary Public
My commission expires: 4/2/07

Address of New Owner:	Send Tax Bills to:	Tax Information
David J. Palmeri	First Horizon Home Loan	171-04-0-A/81.00
5316 Greystoke Dr.	2525 West End Ave. Suite 400	
Brentwood TN 37027	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Joseph Summers and wife Leigh Ann Summers hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David J. Palmeri and wife Martha Carol Palmeri hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 78 on the plan of Brownstone Section 2 1st Revision of record in Book 9700 page 942 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 Joseph Summers by deed from Eric T. Vallejo and wife, Kristina L. Vallejo of record in Instrument No. 20030213-0020041 Register's Office for Davidson County, Tennessee and dated February 13, 2003.

This conveyance is made subject to the following: 1) 2005 taxes which are not yet due and payable. 2) All matters appearing on plan of Brownstone Section 2 1st Revision of record in Book 9700 Page 942, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book10658 page 952 and amended in Book 11276 page 618 and Instrument NO. 200101180005696 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Brownstone Homeowner's Associaiton of record in Book 10659 Page 15

This property is improved property known as 5316 Greystoke Dr., Brentwood, Tennessee 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 8th day of December, 2004.

Joseph Summers

Leigh Ann Summers by

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 Joseph Summers ~~and Leigh Ann Summers~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of December, 2004.

Notary Public

My Commission expires: 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

FILE NO: 04716

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of December, 2004, before me personally appeared Joseph Summers to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leigh Ann Summers acknowledged that such person executed the same as the free act and deed of Leigh Ann Summers. 20041208-0146344

Notary Public

My Commission expires 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.