RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Samuel Jeff Summers	**NEW OWNER**	092-11-324.00
336 21st Ave. North		
Nashville, TN 37203		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 17th day of December, 2004

Notary Public
My Commission Expires: 03-22-2005

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 12/28/04 10:20 2pgs
Fees:13.00 Taxes:1202.50
20041228-0152767

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **David A. Wright and wife Maryjane Turbett** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Samuel Jeff Summers*** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

***unmarried**

Land in Davidson County, Tennessee fronting on 21st Avenue North and being part of Block 9 on the Map of Murphree, (aka Murphy) Land Company's Division B, as of record in Plat Book 161, Page 126 of the Register's Office for said County, and more particularly described according to the boundary survey dated March 5th, 1990, by Land Surveying Services as follows: Beginning at an iron pin on the easterly margin of 21st Avenue North, 156 feet northerly from the intersection of the easterly margin of 21st Avenue North with the northerly margin of Murphy Avenue, thence, with said easterly margin, N. 31 deg. 30 min. 00 sec. W 50.00 feet to an iron pin: thence, leaving the easterly margin of 21st Avenue North, W 58 deg. 25 min. 09 sec. E, 170.00 feet to an iron pin on the westerly margin of an alley: thence, with alley, S 31 deg. 30 min. 00 sec. E, 50.00 feet to an iron pin: thence leaving alley, S 58 deg. 25 min. 09 sec. W, 170.00 feet to the point of beginning, Register's Office of Davidson County, Tennessee

Being of the same property conveyed to David A. Wright and wife Maryjane Turbett by Warranty Deed from Vivian Cunningham and Widow, dated 03/27/90 and filed for record in Book 8074, Page 878 , Register's Office of Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 161, Page 126, Register's Office for Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 336 21st Ave. North, Nashville, TN 37203

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to

convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 17th day of December, 2004

David A. Wright

Maryjane Turbett

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared David A. Wright and wife Maryjane Turbett and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 17th day of December, 2004.

Notary Public

My Commission Expires: 2/17/08

(SEAL)

C. LEIGH WIGGINTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY