This Instrument prepared by:
Bankers Title & Escrow Corp.
5409 Maryland Way, Ste. 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/14/05 15:11 2 pgs
Fees:13.00 Taxes:240.13
20050214-0016631

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Clarence Summey	Clarence Summey	MAP ~~81-23~~ 81-12
1513 10th Avenue North	P.O. Box 325	PARCEL 288
Nashville, TN 37208	Madison, TN 37115	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Union Planters Bank**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Clarence Summey,** married and wife,* (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

*LaQuita Summey

> Land in Davidson County, Tennessee, being Lot No. 257 on the Map of McGavock's Addition to Nashville, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Union Planters Bank by Trustee's deed from Christopher L. Palmer as Successor Trustee of record in Instrument No. 200412140148172, Register's Office for Davidson County, Tennessee.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 1513 10th Avenue North, Nashville, TN 37208.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 8th day of February, 2005.

Union Planters Bank

By: _____

Its: Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, William D. Beaird with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Vice President of **Union Planters Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of February, 2005.

_____
Notary Public

My Commission Expires: 5/29/08

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $**64,900.00**.

_____
Affiant

Subscribed and sworn to before me this 11th day of February, 2005.

_____
Notary Public

My Commission Expires: 7/25/2005