Davidson County DEEDWARR
Recvd: 06/28/05 12:17 3 pgs
Fees:18.00 Taxes:181.30

20050628-0074256

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Philip M. Hummer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2005

Patricia Nichols
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Philip M. Hummer	NEW OWNER	Map 53
1402 Turner Street		Group 7
Old Hickory, TN 37138		Parcel 71

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Henrietta Farmer, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Philip M. Hummer

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots 11 and 12 of Block 1 on the Plan of Dabbs and Elliot's Subdivision No. 1 Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, July 29, 1947, as follows:

Beginning in the center of a wall on the northwesterly side of 22nd Street, said beginning point is 10 feet southwesterly from a 10-foot alley thence with the northwesterly side of 22 street, a southwestwardly 35 feet 8 inches to the center of another wall; thence northwestwardly with said wall 45 feet to the southwesterly side of a hall; thence with said hall northeasterly 35 feet 8 inches to a point 10 feet west of a 10 foot alley and the center of a wall; thence with the center of said wall southeasterly 45 feet to the beginning.

BEING the same property conveyed to Henrietta Farmer by Quitclaim Deed from Hal T. Farmer, of record in Instrument 20040826-0103143, dated August 18, 2004, Register's Office for said County. See also deed of record in Instrument 20030401-0042729, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Page 97, said Register's Office; and (3) rights as set out in Exhibit A attached and incorporated herein by this reference all of which rights are intended to apply to and bind Grantees and their heirs, successors, and assigns, for the benefit of Grantor and Grantor's heirs, successors, and assigns and to run with the land.

See Attached Exhibit A

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 103 22nd Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 24th day of June, 2005.

Henrietta Farmer
Henrietta Farmer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henrietta Farmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Philip M. Hummer
103 22nd Street
Old Hickory, TN 37138

Exhibit A

Rights of Refusal

Grantor expressly retains the right to repurchase the property before it may be sold, conveyed, or transferred by Grantee to any other person; this right to repurchase the Property shall expire on June 30, 2010. If Grantee desires to sell or transfer the property, then any agreement or contract for such sale or transfer shall be made expressly subject to Grantor's prior right hereunder to purchase the Property at the same price and on identical terms and conditions as set out in such agreement. Grantee shall notify Grantor in writing of the existence of any such agreement and shall provide to Grantor a true and complete copy of Grantee's agreement for sale of the Property. Grantor shall then have Thirty (30) days in which to decide whether to acquire this Property at such price and upon such terms and conditions and, upon written notice to Grantees of their intent to so acquire the Property given within such period, Grantor shall then have an additional Thirty (30) days in which to close such purchase. Any conveyance to Grantor pursuant to an exercise of such right of refusal shall be subject only to the then current year's real estate taxes, which shall be prorated, and the same matters as appear of record as of the date of Grantor's conveyance of the Property to Grantee.