WARRANTY DEED

The actual consideration or value for this transfer is $ 241,500.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 25th day of JULY, 2005.

NOTARY PUBLIC
My Commission Expires: 11/25/06

Davidson County DEEDWARR
Recvd: 08/10/05 08:30 2 pgs
Fees:13.00 Taxes:893.55
20050810-0094549

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN. 37201, file#05070203

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Elizabeth Hummer 806 Riverside Road Old Hickory, Tennessee 37138	Countrywide Home Loans 4500 Park Granada Calabasas, CA 91302	44-15-0 / 206.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Elizabeth Hummer, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **HAROLD D. SAMS**, and wife, **MARILYN P. SAMS**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

ELIZABETH HUMMER, UNMARRIED AND MARK SHPRINTZ, * the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 190 on the Plan of Section "A" E. I. du Pont de Nemours and Company's Subdivision, The Village of Old Hickory, of record in [plat] Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

SAID Lot No. 190 fronts 91.6 feet on the Westerly side of Riverside Road, and extends back 76.3 feet on the Northerly line and 104.6 feet on the Southerly line to the Easterly margin of Clarke Street, measuring 87 feet thereon.

BEING all the same property Conveyed to Harold D. Sams and wife Marilyn P. Sams, by Warranty Deed from Dennis W. Robinson, and wife Betty L. Robinson, dated October 31st 1997, and of Record in Book 10673, page 771, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, their heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.
Easement for telephone, telegraph, electric, & sewer services reserved in Deed of record in in Book 576, page 664; Easement for right-of-way set out in instrument of record in Book 626, page 556; Telephone line right-of-way shown of record in Book 662, page 743; Public utility Right of way of record in Book 735, page 41, and all matters shown on Plan of record in Book 1424, page 67, in the Register's Office for Davidson County, Tennessee

This is improved property known as: 806 Riverside Road, Old Hickory, TN. 37138.

Witness our hands this 25th day of JULY, 2005.

Harold D. Sams

Marilyn P. Sams

*UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Harold D. Sams and wife Marilyn P. Sams 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 Old Hickory, Tennessee this 25th day of JULY, 2005.

LEROY JOHNSTON ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-08

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WARRANTY DEED

From: Harold D. Sams and wife, Marilyn P. Sams

To: Elizabeth Hummer

Property:

806 Riverside Road
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis, IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 248-4468
&
3418 Old Hickory Blvd
Old Hickory, Tennessee 37138
(615) 847-2000

www.ljelaw.com