Davidson County DEEDWARR
Recvd: 02/07/06 12:02 1 pg
Fees:13.00 Taxes:588.30

20060207-0015116

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of December, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

AT-20050079

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jan Freitag	SAME	147-07-0 120.00
347 Flora Maxwell Road		
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Clarence Summey, Jr. and wife, LaQuita Summey, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ~~Adam Fuller and Jan Freitag, Tenants in Common~~, ** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

** Jan Fretag, unmarried

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the easterly one-half of Lot No. 4 in the Subdivision of 4.52 acres owned by Chester Maxwell, described according to survey made by Z. J. Wilkinson, Surveyor, March 12, 1948, as follows;

Beginning on the northerly margin of a 18 foot road at the southeast corner of the property conveyed to Edmond Burnley and wife, of record in Book 2024, page 480, Register's Office for said County; thence with Burnley's east line northwardly 115.3 feet; thence easterly 50 feet to the corner of Lots No. 4 and 5; thence with the line between said lots southwardly 115.3 feet to the northerly margin of said 18 feet road; thence with said road eastwardly 50 feet to the beginning.

Being the same property conveyed to Clarence Summey, Jr. and wife, Laquita Summey from Troy Buford by Warranty Deed dated May 21, 2004 and recorded May 24, 2004 in Instrument #20040524-0060393, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 347 Flora Maxwell Road, Nashville, TN 37211.

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; and we, the GRANTORS, 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 that 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 GRANTEE, 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/our hand(s) this 30th day of December, 2005

Clarence Summey, Jr.

LaQuita Summey

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Clarence Summey, Jr. LaQuita Summey, 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 Williamson, TENNESSEE, this 30th day of December, 2005.

Notary Public

My Commission Expires: 10-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY