#11357

Box 13

THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LER 32172

Davidson County DEEDWARR
Recvd: 05/04/06 14:03 2 pgs
Fees:13.00 Taxes:251.60
20060504-0052115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY EIGHT THOUSAND AND 00/100 ($68,000.00) DOLLARS, cash in hand paid by VERNON SUMMERS and wife, CAROLYN SUMMERS, receipt of which is hereby acknowledged, I, GORDON O'MALLEY, married, have bargained and sold, and by these presents do transfer and convey unto the said VERNON SUMMERS and wife, CAROLYN SUMMERS, their heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, Tennessee, and being Lot 17, on the Map of Payne, Blackemore and Cummings Addition of record in Book 57, Page 70, in the Register's Office of Davidson County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Gordon O'Malley, by Special Warranty Deed from Manufacturers Traders and Trust Company, dated April 21, 1999, and of record in Book 11452, Page 716, in the Register's Office of Davidson County, Tennessee.
>
> This property is subject to all matters shown on a plat of record in Plat Book 57, Page 70, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said VERNON SUMMERS and wife, CAROLYN SUMMERS, their heirs and assigns, forever. And I do covenant with the said VERNON SUMMERS and wife, CAROLYN SUMMERS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2006 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said VERNON SUMMERS and wife, CAROLYN SUMMERS, their heirs and assigns, against the lawful claims of all persons whomsoever.

TINA O'MALLEY, spouse of GORDON O'MALLEY, joins in this conveyance to quitclaim all rights, title and interest to the above referenced property.

WITNESS MY HAND, on this 24th day of April, 2006.

GORDON O'MALLEY

TINA O'MALLEY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, GORDON O'MALLEY and wife, TINA O'MALLEY, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 24th day of April, 2006.

NOTARY PUBLIC

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 7-20-2009

My Commission Expires: 7-20-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $68,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 24 day of April, 2006.

NOTARY PUBLIC

Heidi Jo Clayton
Notary Public
My Comm. Exp. 07/25/09
State Of TENNESSEE
Davidson County

My Commission Expires: 7-25-09

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Tax Map and Parcel 08313023400

ADDRESS OF NEW OWNERS: ~~AND SEND TAX BILL TO:~~
~~Mr. and Mrs.~~ Vernon Summers AND CAROLYN SUMMERS
706 WESTCHESTER DR.
MADISON, TN. 37115

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SEND TAX BILL TO:
HOMECOMINGS FINANCIAL NETWORK
2101 REXford, Suite 168 W.
Charlotte, NC 28211