NEW OWNER:

MARIA V. SUMMERS AND WARREN SUMMERS
1238 DALEMERE DRIVE
NASHVILLE, TN 37207

SEND TAX BILLS TO:
CHOICE ONE MORTGAGE
639 EAST MAIN ST. B106
HENDERSONVILLE, TN 37075

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 07-0147

Map 149
Group 09 0
Parcel 112.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 03/07/07 14:37 3 pgs
Fees:18.00 Taxes:386.65
20070307-0028297

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Four Thousand Five Hundred and 00/100 Dollars ($104,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIMBERLY JO GEDDES and husband, PAUL DAVID GEDDES** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARIA V. SUMMERS and husband, WARREN SUMMERS**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being in Davidson County, State of Tennessee, described as follows: Being Lot No. 45 on the Plan of Barclay Square, Section I, as of record in Book 4460, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Jo Geddes and husband, Paul David Geddes by deed from Larry Val Claxton, Barbara Kay Claxton, husband and wife, and daughter Valerie Kay Johnson, dated 7/28/99, and of record in Book 11598, page 456, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 4460, Page 141, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 26th day of February, 2007.

KIMBERLY JO GEDDES

PAUL DAVID GEDDES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIMBERLY JO GEDDES and husband, PAUL DAVID GEDDES**, 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 office this 26th day of February, 2007.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS NOTARY PUBLIC WILSON COUNTY, TN

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The actual consideration or value, whichever is greater, for this transfer is **$104,500.00** .

AFFIANT

Sworn to and subscribed to before me this 26th day of February, 2007.

NOTARY PUBLIC

My commission expires: 2/12/11

