Davidson County DEEDWARR
Recvd: 05/07/07 14:50 3 pgs
Fees:18.00 Taxes:340.40
20070507-0054764

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of April, 2007, by and between BRYANT T. CHAN, A MARRIED PERSON, hereinafter called Grantor, and CHARLES M. CUMMINGS and JUDY D. CUMMINGS, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BRYANT T. CHAN, A MARRIED PERSON, as Grantor, does hereby bargain, sell, transfer and convey unto CHARLES M. CUMMINGS and JUDY D. CUMMINGS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3426 & 3428 WEST HAMILTON AVE., NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

Jennifer Sam, wife of BRYANT T. CHAN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantor's duly authorized official on this the day and year first above written.

SELLER:

BRYANT T. CHAN
Signature of Seller

JENNIFER SAM
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , joined by his wife, JENNIFER SAM, the within named bargainors, 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, at office, this 10 day of April, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY

Name and Address of Property Owner:

CHARLES M. CUMMINGS and JUDY D. CUMMINGS

Property Address:

3426 & 3428 WEST HAMILTON AVE., NASHVILLE, TN 37218

Person Responsible for Taxes:

First Magnus Financial Corp

603 N. Wilmot

Tucson,AZ 85711

Map & Parcel #: MAP 069 04 0, PARCEL 209.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$92000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this 10 day of **April, 2007.**

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: May 23, 2009**

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

07-8003

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Shieldswick Subdivision, as of record in Book 5190, page 615, Register's Office for said County, to which plat reference is hereby made for more complete description.

BEING the same property conveyed to BRYANT T. CHAN, by Warranty Deed from Leonard Morton and wife, Willa G. Morton, of record in Instrument Number 20050907-0107172, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 069 04 0, PARCEL 209.00).

2. All matters as set forth on the Plat of record in Book 5190, page 615, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.