WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: October, 25, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myron Rosenboro	Peoples Home Equity, Inc.	092.04-240.00
(NAME)	(NAME)	
928 Morrison St.	4300 Sidco Drive #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Clarence Summey, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Myron Rosenboro, Unmarried**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 and the southerly 4 feet of Lot No. 16, on the Plan of Johnson Bransford's Subdivision of three parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, of record in Plat Book 161, page(s) 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 15 and part of Lot No. 16 front together 39 feet on the easterly side of Morrison Street and extend back between parallel lines 134 feet, more or less, to an alley.

Being the same property conveyed to Clarence Summey, married, by Warranty Deed from Gregory Ridley Jr., married, Willie K. Jackson, married and Cornelius Ridley, married, of record in Instrument No. 20030613-0081990, dated June 12, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee, all matters appearing on the Plan of record in Book 161, page 146, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 928 Morrison St., Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and 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; 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, his 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.

Davidson County DEEDWARR
Recvd: 06/04/07 15:35 2 pgs
Fees:13.00 Taxes:462.50
20070604-0066381

LaQuita Summey, wife of Clarence Summey, joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to Clarence Summey.

Witness our hand this 29th day of May, 2007.

Clarence Summey

LaQuita Summey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clarence Summey and wife, LaQuita Summey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of May, 2007.

Notary Public

My Commission Expires:

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds