Davidson County DEEDWARR
Recvd: 06/08/07 15:11 3 pgs
Fees:17.00 Taxes:0.00
20070608-0069101

THIS INSTRUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
Bryan Howard **Howard & Mobley, PLLC** **200 31st Ave., No. Suite 100** **Nashville, Tennessee 37203** **(615) 627-4444**	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Thomas C. Summers, Jr., Co-Trustee 5123 Virginia Way, Suite B-21 Brentwood, TN 37027	SAME	11606003900

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Charlotte H. Summers, hereinafter called the Grantor, for the purpose of transferring the Grantor's right, title and interest in and to a remaining fifty percent (50%) undivided interest in the subject real property to the revocable trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charlotte H. Summers, Thomas C. Summers, Jr. and William H. Summers, Co-Trustees of the Charlotte H. Summers Revocable Trust dated June 5, 2007, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of June, 2007.

Charlotte H. Summers
CHARLOTTE H. SUMMERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE H. SUMMERS, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this June 5, 2007.

Bryan Howard
Notary Public

My Commission Expires: 7/25/09

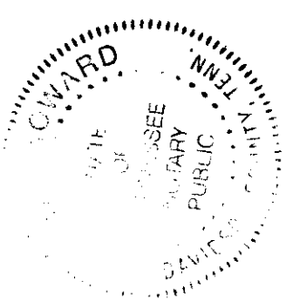


EXHIBIT A

Legal Description

Land lying in the Davidson County, Tennessee, more particularly described as follows:

Lot No. 9 on the Plan of Bonaventure Place, as of record in Book 5200, page 424 and Revised in Book 5200, page 448, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas C. Summers and wife Charlotte H. Summers by deed from J. E. Poole and wife, Judy H. Poole of record in Book 6832, page 559, Register's Office for Davidson County, Tennessee. Charlotte H. Summers currently owns the property as the surviving tenant by the entirety. Thomas C. Summers died on August 14, 2000. His Will is recorded in the Davidson County, Tennessee, Circuit Court Clerk's Office (Probate Division) in Will Book 236, Page 726, under Docket number 00P1295.

Charlotte H. Summers previously conveyed a 50% interest in the same property to SunTrust Bank, Trustee of the Thomas C. Summers, Sr., Marital Trust under the Will of Thomas C. Summers. Sr. and recorded in the Davidson County, Tennessee Register of Deed's Office on March 6, 2007, Instrument No.20070306-0027844.

This is improved property known as 114 Bonaventure Place.