Box 8

Davidson County DEEDWARR
Recvd: 06/13/07 10:09 3 pgs
Fees:18.00 Taxes:1102.60
20070613-0070749

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $: 298,000.00 Affiant Subscribed and sworn to before me, this 12th day of June, 2007. Notary Public My Commission Expires:

CHRISTI W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Joshua M. Summers and Kristen D. Summers 6704 Cold Stream Drive Nashville, TN 37221	SunTrust Mortgage Inc. P.O. Box 79041 Baltimore, MD 21279-0041	155 03 0D 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW H. WILSON AND*CAROLYN D. WILSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOSHUA M. SUMMERS AND WIFE, KRISTEN D. SUMMERS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section 1, Allens Green, of record in Book 7900, page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

* spouse

Being the same property conveyed to Matthew H. Wilson and Carolyn D. Wilson by deed from Roberto G. Pantoja and wife, Theresa R. Pantoja, of record as Instrument No. 20010521-0052133, Register's Office for Davidson County, Tennessee.
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 made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 9231, page 789 and ~~Book 10600, page 329;~~ Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, page 632, Register's Office for Davidson County, Tennessee.

4. Easement for drainage of record in Book 8278, page 236, Register's Office for Davidson County, Tennessee.

5. Easement for Harpeth Valley Utility District of record in Book 8626, page 884, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 9278, page 36, Register's Office for Davidson County, Tennessee.

7. Charter for Allens Green Homeowner's Association of record in Book 9231, page 826, Register's Office for Davidson County, Tennessee.

This is improved property known as 6704 Cold Stream Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 12th day of June, 2007.

Matthew Wilson

MATTHEW H. WILSON

Carolyn D. Wilson

CAROLYN D. WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW H. WILSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of June, 2007.

Shirley F. McLeod
Notary Public

SHIRLEY F. McLEOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/08

317639.1/200738

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLYN D. WILSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of June, 2007.

Shirley F. McLeod
Notary Public

My Commission Expires: 11/22/08

