Davidson County DEEDWARR
Recvd: 06/15/07 13:36 2 pgs
Fees:13.00 Taxes:703.00
20070615-0071929

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$190,000.00
|Kenneth M. Summers
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15th DAY OF June, 2007.
|Lee A. Cohen
|NOTARY PUBLIC: LEE A. COHEN
|MY COMMISSION EXPIRES: 9/22/2007
| (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Eckrich 191 53rd Ave N Nashville, TN 37209	SunTrust MTG 201 4th Av N 7th fl Nashville, TN 37219	Map 103 03 0 Parcel 043.00

For and in 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, we,

Kenneth Michael Summers and Tina Maria Forrest

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael J. Eckrich and wife, Sarah B. Eckrich

Hereinafter called the grantees, their 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 2 on the Plan of Siegrist Subdivision, of record in Book 2330, page 131, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No 2 fronts 64 feet on the westerly side of 53rd Avenue, North and runs back 89 feet on the Southerly line and 109 feet on the northerly line to a curved line in the rear on which it measures 66.9 feet.

Being the same property conveyed to James K. Summers and wife, Regina Ruth Summers from A.B. Ivey and wife, Doris C. Ivey by deed of record in Book 2859, page 587, Register's Office for Davidson County, Tennessee. The Said Regina Ruth Summers having predeceased James K. Summers leaving James K. Summers as surviving tenant by the entirety. Further, James K. Summers had conveyed said property subject to his retained life estate to his children Kenneth Michael Summers and Tina Marie Forrest by deed of record in Instrument No 20030513-0063933, and corrected by Scrivener's Affidavit in Instrument No 20070510-0056271, said Register's Office. James K. Summers has since died, an unmarried person.

Vicki Summers joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which she may have marital or otherwise.

Michael T. Forrest joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:
1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 191 53rd Ave North, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns, forever; and we do 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 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 GRANTEES, their 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.

Witness my hand(s) this 15th day of June, 2007.

Kenneth Michael Summers
Kenneth Michael Summers

Vicki Summers
Vicki Summers

By: Kenneth Michael Summers
By: Kenneth Michael Summers Atty. in Fact
Attorney in Fact

Tina Marie Forrest
Tina Marie Forrest

Michael T. Forrest
Michael T. Forrest

By: Tina Marie Forrest, atty. in fact
By: Tina Marie Forrest,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kenneth Michael Summers, and Tina Marie Forrest, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2007.

Lee A. Cohen
NOTARY PUBLIC

My Commission Expires: 9/22/2007

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth Michael Summers**, Attorney in Fact for **Vicki Summers**, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of **Vicki Summers**, for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 2007.

My Commission Expires: 9/22/2007

Lee A. Cohen
NOTARY PUBLIC

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tina Marie Forrest**, Attorney in Fact for **Michael T. Forrest**, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of **Michael T. Forrest**, for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 2007.

My Commission Expires: 9/22/2007

Lee A. Cohen
NOTARY PUBLIC

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027