This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 01/31/08 12:28 2 pgs
Fees:13.00 Taxes:370.00
20080131-0010025

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of January, 2008, by and between Ronald Leo Summers and Catherine J Summers, a married couple, party of the first part, and [redacted] Carolyn A. Threatt, married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 15, 3240 Leawood Drive, as shown on the Plan of Bordeaux Hills Addition, in the 13th Civil District, of Record in Plat Book Addition, in the 13th Civil District, of Record in Plat Book 4460, Page 9, R.O.D.C., Tennessee.

Being all or part of the same property conveyed to Leo Ronald Summers and wife, Catherine Jeanne Summers, by virtue of that certain Quit Claim Deed dated July 12, 1990, at Book 9012, Page 788 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 4495, Page 859 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ronald Leo Summers

Catherine J Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ronald Leo Summers and Catherine J Summers, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of January, 2008.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Memorie K. White

Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Carolyn A. Threat
[redacted]
3240 Leawood Drive
Nashville, TN 37218

Tax Parcel No 08008039100

Property Address: 3240 Leawood Drive
Nashville, TN 37218

MAIL TAX BILLS TO: RLCA, Inc.
2350 E. Devon Ave
Ste 300
Des Plaines, IL 60018

Firm File #: 20071228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carolyn A Threat
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of January, 2008.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

