BOOK 8516 PAGE 505

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF December 19 91

Notary Public

MY COMMISSION EXPIRES: 5-28-95
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
111 Westwood Place, Suite 201, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Benoit M. Dawant | Atlantic Coast Mortgage Company | 104-11-335 |
| (NAME) | (NAME) | |
| 2408 Blair Blvd. | 12700 Fair Lakes Circle, S-400 | 24W 7990 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | Fairfax, Virginia 22033 | |
| (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, WE, Spyros N. Pavlou and wife, Vanessa Pavlou

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benoit M. Dawant and wife, Martine M. Dawant

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, TN, BEING Lot No. 152 on the Plan of Bradford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for Davidson County, TN.

SAID Lot No. 152 fronts 55 feet on the northerly side of Blair Boulevard and runs back between lines, 180.8 feet on the westerly line and 182.1 feet on the easterly line to an alley on which it measures 55 feet.

Being the same property conveyed to Spyros N. Pavlou and wife, Vanessa Pavlou, by deed from Mary Corcoran Hughes and Nora Corcoran Broderick, devisees under the will of Delia Corcoran Bland, of record in Book 7194, Page 771, and rerecorded in Book 7212, page 720, Register's Office for Davidson County, Tennessee.

6161 12/27 0101 03CHECK 598.63

7.2592

IDENTIFICATION

Dec 27 10 24 AM '91

FELIX E. [illegible] REGISTER

unimproved ( )
This is improved ( X ) property, known as 2408 Blair Blvd., Nashville, TN 37212
(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 our hand s this 13th day of December 19 91

Spyros N. Pavlou

Spyros N. Pavlou

Vanessa Pavlou

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 Spyros N. Pavlou and wife, Vanessa Pavlou

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of December, 19 91

Commission expires 5-22-95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

# WARRANTY DEED

## FROM

Spyros N. Pavlou and wife,
Vanessa Pavlou

## TO

Benoit M. Dawant and wife,
Martine M. Dawant

**RETURN TO:**

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 159900.00
CON TX 591.63
PRFEE 1.00
WDEED 6.00
TOTAL 598.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 598.63

12/27/91 01 10:26 0001 6161

7:2592

IDENTIFICATION REFERENCE

Dec 27 10 24 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 488627