RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

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BOX 10-A

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

x Martha S Ballard
Affiant

Subscribed and sworn to before me, this the 29th day of March, 2002.

Notary Public

My commission expires: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Timothy G. Niarhos** | **Fifth Third Mortgage Company** | **Map & Parcel 104-13-32** |
| **215 Carden Avenue** | **250 W. Main Street** | |
| **Nashville, TN 37205** | **Lexington, KY 40507** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Amy Marsalis ,** MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Timothy G. Niarhos and wife, Frances J. Niarhos, husband and wife**

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. 38 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11, 12 and part of Lot No. 9 in Block "E" and Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and part of Lot No. 8 in Block "F" and Lots Nos. 6 to 23, inclusive, in Block "G" in the Whitland Realty Company's Subdivision, the plan of which is recorded in Book 547, Page 53, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 38 fronts 60 feet on the west side of Carden Avenue and extends back between parallel lines 200 feet to a dead line.**

**Being the same property conveyed to Amy Marsalis by deed from William A. Goebel, Jr., unmarried of record in Book 10077, Page 467, Register's Office for Davidson County, Tennessee.**

Said property is not the primary residence of said Grantor or Grantor's spouse.

This is improved (X___) Unimproved (____) property, known as **215 Carden Avenue, Nashville, TN 37205**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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, againsz the lawful claims of all persons whomsoever. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of March, 2002.

Amy Marsalis

**Amy Marsalis**

Davidson County DEEDWARR
Recvd: 04/01/02 13:39 2pgs
Fees:13.00 Taxes:1480.00

20020401-0039163

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMY MARSALIS, the bargainor with whom I am personally acquainted and proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of March, 2002.

**Notary Public**

GREGORY S. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COU[illegible]
My Commission Expires March 29, 2003

**My Commission Expires:** 3-29-03