STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH-
EVER IS GREATER, FOR THIS TRANSFER IS $ 22,420.00.

Gene George
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th
DAY OF September, 2003.

Marjorie E. Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-24-2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/29/03 08:32 2pgs
Fees:13.00 Taxes:82.95
20030929-0143095

## THIS INSTRUMENT WAS PREPARED BY

R. Patrick Parker Suite 1R, 631 Second Avenue South, Nashville, Tennessee 37210

**THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO SURVEY INFORMATION PROVIDED FOR ANY LEGAL DESCRIPTION. NO CLOSING PERFORMED OR TITLE SEARCH REQUESTED.**

## WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gene George<br>Teressa George, wife<br>1232 Avondale Circle<br>Nashville, Tennessee 37207-4302 | Same | 071-02 Parcel 9 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **BARRY W. MAJORS AND DOROTHY CLARA MAJORS,** BROTHER AND SISTER, HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **GENE GEORGE AND TERESSA GEORGE, WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Land lying in Davidson County, Tennessee and being Lot No: 55 on the Plan of Scruggs First Avondale of record in Plat Book 161, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot fronts 60 feet on the northerly side of Greenwood Avenue and runs back to an alley in a northerly direction between parallel lines 149.00 feet.

Being the same property inherited by Barry W. Majors and Dorothy Clara Majors, the heirs at law of Sam J. Majors, widower, of record as an Affidavit of Heirship of record as Instrument No: 20030929.0143094, Register's Office for Davidson County, Tennessee.

Being a portion of the same land conveyed from Elsie M. Marina, a widow, to Sam J. Majors of record in Book 4481, page 942, Register's Office for Davidson County, Tennessee. The other portion of the same land that is specifically not a part of the property of Sam J. Majors was deeded from Sam J. Majors to Barry W. Majors and wife, Terry A. Majors by warranty deed dated December 22, 1982 and recorded in Book 5996, page 190, Register's Office for Davidson County, Tennessee.

This is improved property known as 1233-A N. Avondale Circle, Nashville, Tennessee 37207.

Of the consideration aforesaid, the said Grantees agree to assume the balance of the loan on said land payable to CIT Group/Consumer Finance, Inc. with the remaining principal balance being $22,420.00.

Mary Majors is the wife of Barry Majors and joins in this deed to convey any marital interest, if any, she may have in the aforementioned property.

Grantees shall be responsible for all liens, taxes and encumbrances. Said property is conveyed subject to all limitations, restrictions, and encumbrances as may affect the premises and any and all restrictions and easements of record in said Register's Office.

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 so 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 successors and assigns, to warrant and forever defend the title 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 this 26th day of September, 2003.

Barry W Majors

Barry W. Majors

Mary Majors

Mary Majors, wife of Barry W. Majors

Dorothy C. Majors

Dorothy Clara Majors

STATE OF FLORIDA
COUNTY OF PASCO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry W. Majors, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and acknowledged that he executed the same as her free act and deed.

WITNESS my hand and official seal at Zephyrhills, Florida on this the 26th Day of September, 2003.

Ruth D Forrester

Notary Public

My Commission expires: 8/01/06

STATE OF FLORIDA
COUNTY OF PASCO

Ruth D Forrester
My Commission DD138462
Expires August 01 2006

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Majors, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal at Zephyrhills, Florida on this the 26th Day of September, 2003.

Ruth D Forrester

Notary Public

My Commission expires: 8/01/06

STATE OF FLORIDA
COUNTY OF PASCO

Ruth D Forrester
My Commission DD138462
Expires August 01 2006

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Clara Majors, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal at Zephyrhills, Florida on this the 26th Day of September, 2003.

Ruth D Forrester

Notary Public

Ruth D Forrester
My Commission DD138462
Expires August 01 2006

My Commission expires: 8/01/06