Davidson County DEEDWARR
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This Document prepared by:

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Attorney at Law
2201 Murfreesboro Rd
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WARRANTY DEED

Name and Address of New Owners:

Istvan Pataki
1192 Rosewood Trail
Mt. Juliet, TN 37122

Send Tax Bills To:

same

Map and Parcel No. 119-2-105

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Vera B. Galyon, aka Vera Williams, and spouse Thomas Williams,

hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby TRANSFER and CONVEY unto

ISTVAN PATAKI,
hereinafter called Grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments, and appurtenances thereto, located in Davidson County, Tennessee, more particularly described as:

> Land in Davidson County, Tennessee being Lot 5 on the Map of Glenrose Subdivision, of record in Book 1424, Page 142, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.
>
> Said lot No. 5 fronts 114.1 feet on the southerly side of Glenrose Avenue and runs between lines, 162.7 on the westerly line and 163 feet on the easterly line to a dead line in the rear on which it measures 108 feet.
>
> Being the same property conveyed to Vera B. Galyon, of record in Book 4521, Page 565, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following:
All matters appearing on the plan of record in Book 1412, page 142 , any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utitlities of record, Register's Office, Davidson County, Tennessee.

This is improved property known as 81 Glenrose Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE 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 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 this my hand this 27th day of January, 2004.

Vera B. Galyon Vera Williams
Vera Galyon, aka Vera Williams

Thomas Williams
Thomas Williams

State of Tennessee
County of Davidson

On this the 27th day of January, 2004, before me personally appeared Vera Galyon, aka Vera Williams and Thomas Williams, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing document, and who acknowledged the execution of the same to be their free act and deed.

STEPHEN MILLS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TN

Witness this my hand and official seal.

My commission expires on 9-13-04

Notary Public

State of Tennessee
County of Davidson

The actual consideration or consideration, whichever is greater, for this transfer is $ 63,000.00

Witness this my hand and official seal.

Affiant

STEPHEN MILLS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TN

My commission expires on 9-13-04

Notary Public