WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2005.

Notary Public

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
My Commission Expires MAY 24, 2009 (AFFIX SEAL)

G-CD-05-2305

Davidson County DEEDWARR
Recvd: 08/01/05 11:40 2 pgs
Fees:13.00 Taxes:1057.83

20050801-0089545

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norma V. Paz-Curtis	Same (NAME)	
2305 Knowles Avenue (ADDRESS)	Same (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	105-14 175.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LUCY V. HOULIHAN AND HUSBAND, TIMOTHY J. MICKUS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NORMA V. PAZ-CURTIS AND HUSBAND, BRADLEY R. CURTIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 14 FEET OF LOT NO. 7 AND THE NORTHERLY 46 FEET OF LOT NO. 8 ON THE MAP OF JOSEPH KNOWLES SUBDIVISION OF BLOCK "D" IN C.D. ELLIOT'S PLAN, AS OF RECORD IN BOOK 332, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOT 7 AND 8 FRONT TOGETHER 60 FEET ON THE WESTERLY SIDE OF ROYAL STREET AND RUN BACK BETWEEN PARALLEL LINES, 200 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LUCY V. HOULIHAN AND HUSBAND TIMOTHY J. MICKUS BY WARRANTY DEED FROM WAYNE E. MORRIS, UNMARRIED RECORDED ON THE 3RD DAY OF NOVEMBER, 2001 IN INSTRUMENT NO. 20001103-0109464, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 332, page 48, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2305 Knowles Avenue, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of July, 2005.

Lucy V. Houlihan

Lucy V. Houlihan

Timothy J. Mickus by Lucy Houlihan, attorney in fact

Timothy J. Mickus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucy V. Houlihan and Timothy J. Mickus, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lucy V. Houlihan, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Timothy J. Mickus and acknowledged that she executed the same as the free act and deed of the said Timothy J. Mickus.

Witness my hand and official seal at
Davidson County, Tennessee
on this the 29th day of July, 2005.

NOTARY PUBLIC

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903