G#19072-3
Box #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/05 16:32 2 pgs
Fees:13.00 Taxes:1084.10
20050801-0089964

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$293,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2005.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jerry W. Owens	**NEW OWNER**	**Map 104-16, Parcel 27**
1717 Beechwood Avenue		
Nashville, TN. 37212		

FOR AND IN 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,

Tracy M. Gasiewicz and husband, Peter D. Gasiewicz

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

Jerry W. Owens, an unmarried man

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 a certain house and lot, being the easterly one-half of Lot 160 on the Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

SAID easterly one-half of Lot 160 fronts 50 feet on the northerly side of Linden Avenue and runs back between parallel lines 176 feet, more or less to an ally to the rear of said property.

Being the same property conveyed to Tracy Mammina, a single person, by Deed from Margaret W. Steele, a single person, of record in Book 9066, Page 365, Register's Office for Davidson County, Tennessee. The said Tracy Mammina having since married and is now known as Tracy M. Gasiewicz.

Peter D. Gasiewicz, spouse of the above named Tracy M. Gasiewicz, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This instrument is being executed in behalf of Peter D. Gasiewicz, pursuant to a Power of Attorney executed by same on the 12th day of July, 2005, of record in Instrument No. ¥_____, Register's Office for Davidson County, Tennessee.

¥ 20050801-0089963

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X_) Unimproved (____) property, known as: **1708 Linden Avenue, Nashville, TN. 37212**

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 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, 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.**

Tracy M. Gasiewicz

Peter D. Gasiewicz

By: _____ Att'y in fact
Tracy M. Gasiewicz, Attorney-in-Fact

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 **Tracy M. Gasiewicz, a married woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **July, 2005.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of July, 2005 before me personally appeared **Tracy M. Gasiewicz** 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 **Peter D. Gasiewicz** and acknowledged that she executed the same as the free act and deed of said **Peter D. Gasiewicz** .

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.