FILE BOX "7"

Davidson County DEEDWARR
Recvd: 08/10/05 08:04 2 pgs
Fees:13.00 Taxes:1225.59

20050810-0094505

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44092

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$331,240.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2005

Notary Public

MY COMMISSION EXPIRES: 3/29/2006

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy G. Niarhos | Countrywide Home Loans, Inc. | 104-13-6 |
| 205 Cantrell Avenue | 801 Crescent Centre Drive, Suite 510 | |
| Nashville, TN, 37205 | Franklin, TN 37067 | |
| | | |

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, I/WE,

**Macey Paschall McCullough**

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

**Timothy G. Niarhos and his wife, Francis Niarhos**

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:

**Being Lot No. 3, Block E, Resubdivision of Lots 6, 7, 8, and 9 in Block F and Lots 8, 9 and 10 in Block E, Whitland Realty Company's Subdivision, as of record in Book 421, page 169 of Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Macey Paschall by will from Geraldine S. Paschall in Case No.: 78326, Probate Court; and by deed from Albert Buford Paschall and wife, Eddine Paschall (also known as Eddine Bowen Paschall), and Edwin Scott Paschall and wife, Peggy Jean Paschall, of record in Book 2339, Page 605, Register's Office for Davidson County, Tennessee. The said Macey Paschall is now known as Macey Paschall McCullough.**

Unimproved ( )
This is improved ( X) property known as 205 Cantrell 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, 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 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 1st day of August, 2005

Macey Paschall McCullough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Macey Paschall McCullough, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2005

Notary Public

My Commission Expires: 7/29/2006

