REALTY TITLE 15
BOX 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

Subscribed and sworn to before me this 31 day of October, 2005.

Notary Public
My Commission expires: 9-16-07
(Affix Seal)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 11/03/05 14:18 2 pg:
Fees:13.00 Taxes:481.00

20051103-0133363

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Harry M Moutsios | BANK OF AMERICA | 161-07-0-127.00 |
| 5173-5175 Hilson Drive | PO BOX 1675 | |
| Nashville, TN 37211 | CORAOPOLIS PA 15108-6903 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marilyn K. Bennett**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Harry M Moutsios and Noemi Moutsios, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 49 on the plan of McMurray Woods Addition, Section One, of record in Book 4675, pages 6 and 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to We Buy Properties USA, Inc., by deed from Don Schlitz, on April 24, 2000, of record in Instrument Number 20000502-0043965, Register's Office for Davidson County, Tennessee. And further conveyed to Marilyn K. Bennett by Quitclaim Deed from We Buy Properties USA, Inc. on August 3, 2004 of record in Instrument Number 20040803-0092846, said Register's Office. Further conveyed to Marilyn K. Bennett by Quitclaim Deed We Buy Properties USA, Inc. of record in Instrument Number** 20051103-0133362 **, said Register's Office.**

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 161-07-0-127.00.
- Subject to all matters as shown on the Plan of record in Book 4675, pages 6 and 7, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4727, page 673, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5173-5175 Hilson Drive, Nashville, TN 37211**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

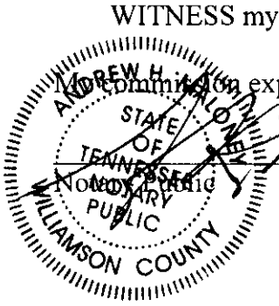
**WITNESS** our hands this October 31, 2005.

Marilyn K Bennett
**Marilyn K. Bennett**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marilyn K. Bennett** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 31, 2005




My commission expires 8/20/06

Notary Public