03

Realty Title
Box 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 17th day of May, 2006.

Notary Public
My commission expires: 02/22/09

DIANNE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/22/06 08:18 2 pgs
Fees:13.00 Taxes:333.00
20060522-0059407

03-0605-33613

Address of New Owner:	Send Tax Bills to:	Tax Information
Ana B. Robards 210 Emery Drive Nashville TN 37214	New Owner	95-04-0-085

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gigi Bagoly, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ana B. Robards, hereinafter called the Grantees, their successors 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 Lot No. 114, on the Plan of Eva Mor Heights, of record in Book 1424, Page 149, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oakley W. Bryan and wife, Vernice M. Bryan by deed from Andrew J. Jones and wife, Virginia M. Jones, dated January 3, 1956, of record in Book 2487, Page 411, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gigi Bagoly by deed from Oakley W. Bryan and wife, Vernice M. Bryan, dated March 29, 2006, of record in Instrument No. 20060404-0038353, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 219 McGavock Pike, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of May, 2006.

Gigi Bagoly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gigi Bagoly, Unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of May, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

