Davidson County DEEDWARR
Recvd: 05/26/06 14:51 2 pgs
Fees:13.00 Taxes:529.10

20060526-0062492

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$143,000.00**.

Affiant

Sworn to and subscribed before me this 26 day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 1-16-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS - NEW OWNER
Miriam Leibowitz
5621 Meadowcrest Ln
Nashville, TN 37209

SEND TAX BILLS TO:
Bank of America
1400 Box Place
Richmond VA 23227

MAP/PARCEL NUMBER:
Map 103-2
Parcel 194

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lawrence A. Simons and wife, Ann Polk Simons**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Miriam Leibowitz, unmarried**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 117 on the Plan of Richland Meadows, Section II, as of record in Book 2083, page 72, Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Said Lot No. 117 fronts 60 feet on the west side of Meadowcrest Lane and runs back 148.9 feet on the south line and 148.7 feet on the north line, to a line in the rear on which it measures 60 feet.
>
> Being the same property conveyed to Lawrence A. Simons by deed from John Thomas Rushing and wife, Mary Evelyn Rushing, of record in Book 7989, page 79, said Register's Office, the said Lawrence A. Simons having since quitclaimed said property to Lawrence A. Simons and wife, Ann Polk Simons, creating in them, a tenancy by the entirety.
>
> This is improved property known as 5621 Meadowcrest Lane, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 28 day of April, 2006.

LAWRENCE A. SIMONS

ANN POLK SIMONS

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, **Lawrence A. Simons and Ann Polk Simons**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of April, 2006.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 6-26-07