THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
(615)792-1269

Davidson County DEEDWARR
Recvd: 05/30/06 08:49 2 pg:
Fees:13.00 Taxes:1961.00
20060530-0062699

Name and Address of New Owners:

Timothy G. Niarhos and wife,
Frances J. Niarhos
2416 Barton Avenue
Nashville, TN 37205

Persons Responsible for Taxes:

Same

Map/Parcel Number: 104-11-178

WARRANTY DEED

For and in consideration of the sum of **Five Hundred Thirty Thousand ($530,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **William Crews Lewis and wife, Mary Ann Lewis**, the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto the said **Timothy G. Niarhos and wife, Frances J. Niarhos**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 45 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 45 fronts 70 feet on the northerly margin of Barton Avenue and extends back between parallel lines 185 feet to a dead line.
>
> Being the same property conveyed to Mary Ann Lewis and spouse, William Crews Lewis by Warranty Deed from James Edward Williams and Lynn Barstis Williams on January 26, 1990, in Book 8035, Page 405, Register's Office of Davidson County, Tennessee.

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.

Whenever 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 the 23rd day of May, 2006.

GRANTOR:
William Crews Lewis

GRANTOR:
Mary Ann Lewis

M. KEVIN HEFFELMAN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 23rd day of May, 2006, before me, M. Kevin Heffelman, personally appeared **William Crews Lewis and wife, Mary Ann Lewis**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: July 29, 2006.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $530,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Timothy G. Niarhos
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 23rd day of May, 2006 before me, M. Kevin Heffelman, personally appeared Timothy G. Niarhos, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: July 29, 2006.