Davidson County DEEDWARR
Recvd: 07/07/06 09:00 2 pgs
Fees:13.00 Taxes:3256.00

20060707-0081496

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$880,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2006.

Notary Public

My commission expires:_____

(AFFIX SEAL)

SHELLY ABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shelly Abell
My Commission Expires
March 20, 2010

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Peter Donofrio **Kathleen Donofrio**	**First Horizon Home Loans Corporation**	**104-16-157**
1708 Linden Avenue	**2525 West End Avenue, Suite 400**	
Nashville, TN 37212	**Nashville, TN 37203**	

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,

Jerry W. Owens, an unmarried man

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

Peter Donofrio and wife, Kathleen Donofrio

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:

LAND in Davidson County, Tennessee, being the easterly one-half of Lot 160 on the Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

SAID easterly one-half of Lot 160 fronts 50 feet on the northerly side of Linden Avenue and runs back between parallel lines 176 feet, more or less, to an alley to the rear of said property.

BEING the same property conveyed to Jerry W. Owens, an unmarried man, by Warranty Deed from Tracy M. Gasiewicz and husband, Peter D. Gasiewicz, of record in Instrument No. 20050801-0089964, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s)herein.

This is Improved (X) unimproved (____) property, known as: **1708 Linden Avenue, Nashville, TN 37212**

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 hand this **30th** day of **June, 2006.**

Jerry W. Owens

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 **Jerry W. Owens, an unmarried man,** the bargainor, 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 at Nashville, Tennessee, this **30th** day of **June, 2006.**

STEPHANIE GOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 09·03·06