03

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN02165

WARRANTY DEED

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of July, 2006

Notary Public

MY COMMISSION EXPIRES: 02/03/10

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constantin Gheorghe **400 N 17th Street** **Nashville, TN 37206**	NEW OWNER	**083-10-0-060.00**

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, WE,

William Burnett, Trustee under the Revocable Trust Agreement of Margaret H. Montgomery

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

Constantin Gheorghe

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:

Being Lots Nos. 196 and 197 on the map of McEwen Place, as of record in Book 332, Page 133, Register's Office for said County.

Said Lots Nos. 196 and 197 front 30 feet each on the easterly side of North 17th Street and run back between parallel lines, with the northerly margin of Ordway Place, formerly Grove Avenue, 128 feet to an alley.

Being the same property conveyed to William Burnett, Trustee under the Revocable Trust Agreement of Margaret H. Montgomery, dated April 14, 2006, by Quitclaim Deed from Margaret H. Montgomery, a widow, dated 5-2-06 and recorded 5-9-06 in Instrument No. 20060509-0054339, and being the same property previously conveyed to William B. Montgomery and wife, Margaret H. Montgomery, by Deed from Aubrey K. King and wife, Bonnie King, dated 10-7-44 and recorded in Book 1306, page 303, Register's Office for Davidson County, Tennessee. The said William B. Montgomery having since died on or about December 31, 1979, thereby vesting subject property solely in Margaret H. Montgomery, as surviving tenant by the entirety.

Unimproved ( )
This is improved (X) property known as **400 N 17th Street, Nashville, TN 37206**
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 our hands this 6th day of July, 2006.

William Burnett TRUSTEE
William Burnett, Trustee

Davidson County DEEDWARR
Recvd: 07/18/06 14:33 2 pgs
Fees:13.00 Taxes:595.70

20060718-0086647

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 William Burnett, Trustee the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2006.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared William H. Burnett with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee of the Revocable Trust Agreement of Margaret H. Montgomery the within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust Agreement of Margaret H. Montgomery, by the said William H. Burnett as such Trustee, and attesting the same by the said William H. Burnett as such Trustee.

Witness my hand and official seal at office at Nashville, Tennessee on this the 6th day of July, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public