Davidson County DEEDWARR
Recvd: 07/25/06 14:58 2 pgs
Fees:13.00 Taxes:724.83

20060725-0089632

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44820

WARRANTY DEED

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$195,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
21ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-22-07

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
WARREN IZARD	New owner	**104-9-G-31**
132 West End Place		**26W 9955**
Nashville, TN 37205		

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, THOMAS LEE WIRTH, JR., Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **WARREN IZARD**

HEREINAFTER CALLED THE GRANTEE, HER 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, TN, being Unit No. 31, West End Place, as shown in Exhibit "A" to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums as of record in Book 6808, Pages 610-620, as amended in Book 9992, Page 744, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Lee Wirth, Jr., unmarried, by deed from Charles C. Trabue, III, unmarried, of record in Instrument Number 20011002-0106273, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2006 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6809, Pages 610-620; Easement of record in Book 465, Page 570, Book 4879, Page 460; Book 5967, Page 451; Rules & Regulations of record in Book 8834, Page 727; all of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 132 West End Place, Nashville, Tennessee 37205

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 21st day of July, 2006.

Thomas Lee Wirth, Jr.

THOMAS LEE WIRTH, JR.

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 THOMAS LEE WIRTH, JR., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21st day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

