Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/02/06 09:37 1 pgs
Fees:13.00 Taxes:473.23

20060802-0093769

WARRANTY DEED

Preparer's File #-06G0399

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00.

Amanda Allison
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF JULY, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Demetrios E. Tavoulareas, Paraskevi Tavoulareas, Efstratios Tavoulareas	E. Tavoulareas	117-03-0B-099.00 CO
2601 Hillsboro Pike, Unit G4	1305 MacBeth Street	
Nashville, Tennessee 37212	McLean, VA 22102	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ROBERT L. HIGGINBOTHAM AND JULIE MICHELLE G. HIGGINBOTHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DEMETRIOS E. TAVOULAREAS, UNMARRIED, PARASKEVI TAVOULAREAS, AND HUSBAND, EFSTRATIOS TAVOULAREAS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. G-4, of Revised The Villager Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5434, page 665, as corrected in Book 5487, page 967, the plat of which is of record in Plat Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Higginbotham and wife, Julie Michelle G. Higginbotham by Warranty Deed from Marcia Gail Ellison, unmarried, of record in Instrument No. 20021010-0123964, dated 10/4/2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **2601 Hillsboro Pike, Unit G4, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do 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 that 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 GRANTEE, 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/our hand(s) this **31st** day of **July**, **2006**:

Robert L. Higginbotham

Julie Michelle G. Higginbotham

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT L. HIGGINBOTHAM AND JULIE MICHELLE G. HIGGINBOTHAM, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 31st day of July, 2006.

Notary Public

My Commission Expires: 6/29/2010

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.