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: 08/02/06 15:24 2 pgs
Fees:13.00 Taxes:2127.50
20060802-0094271

Name and Address of New Owners:

Mary Barbee
215 Carden Avenue
Nashville, TN 37205

Persons Responsible for Taxes:

SAME

Map/Parcel Number: 104-13 / 32.00

WARRANTY DEED

For and in consideration of the sum of **Five Hundred Seventy Five Thousand ($575,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, We, **Timothy G. Niarhos and wife, Frances J. Niarhos**, the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto the said **Mary Barbee, Unmarried**, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 38 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11, 12 and part of Lot No. 9 in Block "E" of Lots Nos. 6, 7, 9, 10, 11, 12, 13 , 14, 15, 16, 17, 18, 19 and part of Lot No. 8 in Block "F" of Lots Nos. 6 to 23, inclusive, in Block "G" in the Whitland Realty Company's Subdivision, the plan of which is recorded in Book 547, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 60 feet on the west side of Carden Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Timothy G. Niarhos and wife, Frances J. Nairhos by deed from Amy Marsalis, Married, dated 3/29/2002, of record in Instrument No. 20020401-0039163, Register's Office for 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 GRANTEE, her heirs and assigns, forever. And we 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 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, her 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 1st day of August, 2006.

GRANTOR:

Timothy G. Niarhos

GRANTOR:

Frances J. Niarhos

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

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF ~~CHEATHAM~~ DAVIDSON)

On this 1st day of August, 2006, before me, M. Kevin Heffelman, personally appeared **Timothy G. Niarhos and wife, Frances J. Niarhos**, 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.

NOTARY PUBLIC
My Commission Expires: 2/27/2010

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

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 $575,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Barbee
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF ~~CHEATHAM~~ DAVIDSON)

On this 1st day of August, 2006 before me, M. Kevin Heffelman, personally appeared Mary Barbee, 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.

NOTARY PUBLIC
My Commission Expires: 2/27/2010

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