Davidson County DEEDWARR
Recvd: 08/18/06 08:59 2 pgs
Fees:13.00 Taxes:362.60

20060818-0101874

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Deborah Peters Thomas
Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 11th day of August, 2006.

Notary Public
My commission expires: 1/23/10

02-0608-45025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Amy Georgiades	Amy Georgiades	83-5-339
1420 Sumner Avenue	6009 Ridge Farm Place	
Nashville TN 37206	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Allen O'Malley, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amy Georgiades, Unmarried, and Deborah Peters-Thomas, Unmarried, hereinafter called the Grantees, their successors 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 10 feet of Lot No. 37 and the westerly 35 feet of Lot No. 38 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, Page 36, Register's Office for said County.

Said parts of Lots Nos. 37 and 38 front together 45 feet on the southerly side of Sumner Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert Allen O'Malley by deed from Myrtle Holt, dated 4-22-75, recorded 4-22-75, of record in Book 4906, Page 297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1420 Sumner Avenue, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of August, 2006.

Robert Allen O'Malley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Allen O'Malley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 11th day of August, 2006.

State of Tennessee at Large

My Commission expires
1/23/10

