Davidson County DEEDWARR
Recvd: 08/24/06 12:28 2 pgs
Fees:13.00 Taxes:395.53
20060824-0104518

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of August, 2006, by and between JoAnne Aronis, an unmarried woman, party of the first part, and Thelma Rose Foley, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 106, River Trace Estates, Phase I, Section II, as shown on plat of record in Plat Book 6900, Page 158, in the Register's Office Davidson County, Tennessee, to which plat reference s hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Joanne S. Aronis by virtue of that certain Warranty Deed Dated June 15, 2005 and recorded June 20, 2005 at Instrument No. 20050620-0070099 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6851, Page 370 and Book 6982, Page 747 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

JoAnne Aronis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, JoAnne Aronis and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of August, 2006.

MEMORIE R. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Notary Public



My Commission Expires: _____

Property Owner & Address: Thelma Rose Foley

2912 Steamboat
Nashville, TN 37214

Tax Parcel No

062.02-0A 106.00 CO

Property Address: 2912 Steamboat
Nashville, TN 37214

MAIL TAX
BILLS TO: Thelma Rose Foley
2912 Steamboat
Nashville, TN 37214

Firm File #: 20060704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $106,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of August, 2006.

Memorie K. White
Notary Public

My Commission Expires:_____

