THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25991-10-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $261,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2006. Notary Public My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nikolas Alexiades 3403 Dakota Avenue Nashville, TN 37209	New Owners	Map No.092.13-0 Parcel No. 437.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stancy M. Clements, n/k/a Stancy M. Clements Tomlinson**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nikolas Alexiades,* unmarried** ("Grantee"), his s successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* Nikolas Alexiades and Nikolas E. Alexiades are one and the same person.

This is improved property located at 3403 Dakota Avenue, Nashville, TN 37209

John Tomlinson joins in this conveyance to convey any and all marital interest he may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2006.

Stancy M. Clements Tomlinson

John Tomlinson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Tomlinson and Stancy M. Clements Tomlinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 11/08/06 10:35 2 pgs
Fees:13.00 Taxes:965.70

20061108-0138932

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Hortense Place, as of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stancy M. Clements, unmarried by Deed dated January 22, 2003 from Jeff Kendig and wife, Marleny Castillo of record in Instrument No. 20030128-0011640, Register's Office for Davidson County, Tennessee. Stancy M. Clements having married and being known as Stancy M. Clements Tomlinson.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 161, page 167, Register's Office for Davidson County, Tennessee.