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 $167,900.00

Affiant

Davidson County DEEDWARR
Recvd: 01/03/07 15:33 2 pg
Fees:13.00 Taxes:621.23

20070103-0001362

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of December, 2006.

Notary Public
My commission expires: 5/24/08

02-0612-45235

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Meagan B. Rutherford	new owner	72-13-0-419
1123 Douglas Avenue		
Nashville TN 37206		

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, Deborah Peters-Thomas, Unmmarried, and Amy Georgiades, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Meagan B. Rutherford, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the West half of Lot No. 6, on the Plan of Sharpe and Horn's Fourth Addition, of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee. Said part of lot fronts 50 feet on the North side of Douglas Avenue, formerly Hinton Street; and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Enus McKnight, III, by deed from Martha R. Greenlee, dated 6-12-87, recorded 6-17-87 in Book 7270, Page 649, said Register's Office.

Further being the same property conveyed to Federal National Mortgage Association by Trustee's Deed, dated 3-10-05, recorded 4-4-05 in Instrument No. 20050404-0035966, said Register's Office.

Further being the same property conveyed to Deborah Peters-Thomas, an unmarried person, and Amy Georgiades, an unmarried person, by deed from Federal National Mortgage Association, dated 12-14-05, recorded 3-22-06 in Instrument No. 20060322-0032559, said Register's Office.

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 1123 Douglas 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 15th day of December, 2006.

Deborah Peters-Thomas

Amy Georgiades

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Peters-Thomas and Amy Georgiades, 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 15th day of December, 2006.

State of Tennessee at Large

My Commission expires:

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON