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 $170,000.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2007.

Notary Public
My commission expires: 1/23/10

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

02-0704-45402

Address of New Owner:	Send Tax Bills to:	Tax Information
Judy E. Grier	Bank of America N.A.	083-05-0-339.00
1420 Sumner Avenue	900 W. Trade St.	
Nashville TN 37206	Charlotte, NC 28255	

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, Amy Georgiades, Unmarried, and Deborah Peters-Thomas, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Judy E. Grier, 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 Plan of the Subdivision of part of Weakley Home Place, of record in Plat Book 421, Page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of Lot 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 April 22, 1975, recorded April 22, 1975, of record in Book 4906, Page 297, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Amy Georgiades, unmarried, and Deborah Peters-Thomas, unmarried by deed from Robert Allen O'Malley, unmarried, dated August 11, 2006, recorded August 18, 2006, of record in Instrument No. 20060818-0101874, 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.

Davidson County DEEDWARR
Recvd: 04/26/07 09:01 2 pgs
Fees:13.00 Taxes:629.00
20070426-0049661

WITNESS my hand this 19 day of April, 2007.

Amy Georgiades

Deborah Peters-Thomas

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Georgiades and Deborah Peters- Thomas , 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 19th day of April, 2007.

State of Tennessee at Large

My Commission expires :

1/23/10

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON