This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Frederika A. Theohari unmarried
118 Cheshire Court
Goodlettsville, TN 37072

MAP: 026-06-0
PARCEL: 064.00
GROUP:

Davidson County DEEDWARR
Recvd: 06/01/07 08:09 2 pgs
Fees:13.00 Taxes:395.90
20070601-0064859

WARRANTY DEED

THIS INDENTURE, made this 30th day of May, 2007 between

Mary F. Black, an unmarried woman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Frederika A. Theohari, an unmarried woman

of Sumner County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land situated in Davidson County, Tennessee being Lot No. 35 on the Plan of Re/Sub of Windsor Green, Phase 1, Section II, which is of record in Book 6200, Page 233, Register's Office Davidson County, Tennessee and described as follows:

Said Lot No. 35 fronts 21.91 feet on the Westerly margin of Cheshire Court and extends back 97.50 feet on the southerly line and 109.10 feet on the northerly line to a dead line in the rear measuring 64.83 feet thereon.

This being the same property conveyed to Mary F. Black by Warranty Deed 3/22/1991 from Kimberly D. Smith and H. Waldon Smith, Jr. and wife, Ellen Smith of record in Book 8316, Page 115, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Mary F. Black

Mary F. Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary F. Black the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of May, 2007.

Notary

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $107,000.00.

Mary F. Black
Affiant

Sworn to and subscribed before me, this 30th day of May, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY