Davidson County DEEDWARR
Recvd: 06/07/07 08:34 2 pgs
Fees:13.00 Taxes:203.50
20070607-0068136

ADDRESS NEW OWNERS and
SEND TAX BILLS:
DEBORAH THOMAS and
AMY GEORGIADES
6009 Rich Farm Place
Brentwood, TN 37027

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
72 - 13 - 319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND DOLLARS ($55,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PAUL HARVEY TOWE and JOE ZAVIOR TOWE, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to DEBORAH THOMAS and AMY GEORGIADES, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 33 and the easterly 25 feet of the westerly 50 feet of Lot No. 33 on the Plan of Sharpe and Horn's Fourth Addition, as of record in Book 161, Page 172, Register's Office for said County.
Said parts of Lot No. 33 front 75 feet on the southerly side of West Douglas Avenue, formerly Hinton Street, and run back between parallel lines 160 feet to an alley.
Being the same property conveyed to John B. Towe and wife, Mary Alice Kramer Towe by deeds of record in Deed Book 1734, Page 291 and Deed Book 2385, Page 214, Register's Office for Davidson County, Tennessee. The said John B. Thomas having predeceased Mary Alice Kramer Towe. Mary Alice Kramer Towe having quitclaimed a portion of said property to herself for life with remainder in her children living at the time of her death by deed of record in Book 10417, Page 24, Register's Office for Davidson County, Tennessee. Mary Alice Kramer Towe died on July 27, 2002 leaving Paul Harvey Towe and Joe Zavior Towe as her heirs at law and living issue. See Affidavit of Heirship in Instrument No. 20060914-0113730, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.
This is improved property known as 912 Douglas Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided. GRANTEES shall be responsible for 2007 property taxes. The property is sold to GRANTEES in "AS IS" condition.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 5 day of June, 2007.

PAUL HARVEY TOWE

JOE ZAVIOR TOWE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PAUL HARVEY TOWE, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of June, 2007.

NOTARY PUBLIC

My Commission Expires

10/4/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOE ZAVIOR TOWE, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of June, 2007.

NOTARY PUBLIC

My Commission Expires

10/4/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

AFFIANT

Subscribed to and sworn before me, this the 5 day of June, 2007.

NOTARY PUBLIC

My Commission Expires:

10/4/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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