Davidson County DEEDWARR
Recvd: 06/12/07 11:13 2 pgs
Fees:13.00 Taxes:728.90

20070612-0070344

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Deborah H. Bernie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2007.

Deborah Gail Johnson
Notary Public
MY COMMISSION EXPIRES: MAY 23, 2009
File No. G7-3489S

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mick Taras (NAME)	United Capital Mortgage (NAME)	83-7-282.01
2102 Eastland Avenue (STREET ADDRESS	(STREET ADDRESS) 2035 Lakeside Centre Way Suite 140	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Knoxville, TN 37922	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Wayne T. Curtis, Sr. and Bonnie L. Curtis, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mick Taras**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 11th (formerly 18th) Civil District of Davidson County, Tennessee, and being shown as "Tract B" on the survey of E. L. Miller Jr., & Co., dated June 26, 1964.

Beginning at an iron pin in the southerly margin of Eastland Avenue, 103.8 feet east of the easterly margin of Shady Lane; thence with the margin of said Avenue, South 88 degrees East 96.4 feet to an iron pin; thence along a fence, South 2 degrees 30 minutes West 195.5 feet to an iron pin in the northerly margin of an alley; thence with the margin of the same, North 87 degrees 15 minutes West 96.2 feet to an iron pin, which said iron pin is 103.8 feet east of the easterly margin of Shady Lane; thence North 2 degrees 30 minutes East 194 feet to the point of beginning.

BEING the same property conveyed to Wayne T. Curtis, Sr. and Bonnie L. Curtis, husband and wife from Louise Scudder Mize, by Deed dated August 22, 1984, in Book 6366, Page 798, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2007, and subsequent years. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4017, page 400, said Register's Office.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2102 Eastland 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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and

assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 7th day of June, 2007.

X Wayne T. Curtis Sr. — June 07, 2007
Wayne T. Curtis, Sr. — Date

X Bonnie L Curtis — June 07, 2007
Bonnie L. Curtis — Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Wayne T. Curtis, Sr. and Bonnie L. Curtis, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of June, 2007.

My Commission Expires: 3/20/10

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of June, 2007.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066