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Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

02-0805-46039

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $148,500.00

Affiant

Subscribed and sworn to before me, this 12th day of May, 2008.

Notary Public
My commission expires: 11/22/2010

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Karen Haas | Bank of America, N.A. | 72-13-0-319 |
| 912 Douglas Avenue | 9000 Southside Blvd | |
| Nashville TN 37206 | Jacksonville, FL 32256 | |

## 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 Thomas, Unmarried, and Amy Georgiades, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karen Haas, _____, 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 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 Additions, of record in Plat Book 161, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description. 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.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HERE FROM IS THAT PORTION OF THE PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT IN INSTRUMENT NO. 20001013-0102111, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY.

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.

Further being the same property conveyed to Deborah Thomas and Amy Georgiades by deed from Paul Harvey Towe and Joe Zavior Towe, dated June 5, 2007, recorded June 7, 2007, of record in Instrument No. 20070607-0068136, 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 912 Douglas Avenue, Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 05/16/08 10:47 2 pgs
Fees:13.00 Taxes:549.45

20080516-0050502

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 12 day of May, 2008.

Deborah 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 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 12 day of May, 2008.

State of Tennessee at Large

My Commission expires : 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON