WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/08 15:19 2 pg
Fees:13.00 Taxes:441.41
20080811-0082637

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$119,300.00**.

Stacey Palmer
Affiant

Subscribed and sworn to before me, this the 1st day of August, 2008.

Rebekah J. Sims
Notary Public

My commission expires: 3-20-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Peter E. Pantazis	WFHM	**Map 072-06, Parcel 271**
1119 Leland Avenue	PO BOX 11701	
Nashville, TN 37216	Newark, NJ 07101-4701	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Duncan Rowe, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter E. Pantazis, a single person and Mary Pantazis

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 Davidson County, Tennessee, being Lot No. 67 and the easterly 15 feet of Lot No. 66 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, as of record in Book 332, page 44, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 65 feet on the northerly side of Leland Avenue and runs back between parallel lines 175 feet, more or less, to an alley.

BEING the same property conveyed to Duncan Rowe by Special Warranty Deed from Deutsche Bank National Trust Company on behalf of the Certificate Holders GSAMP Trust 2005-HE3, Mortgage Pass Through Certificates, Series 2005-HE3, of record in Instrument No. 20071114-0133560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE PROPERTY DESCRIBED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

This is improved (__X__) Unimproved (____) property, known as **1119 Leland Avenue, Nashville, TN 37216**

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 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. 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/our hand(s) this 1st day of **August, 2008.**

Duncan Rowe

Jeannie R. Rowe

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Duncan Rowe,*** the within named seller, 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. * and wife, Jeannie R. Rowe

Witness my hand and official seal at Nashville, Tennessee, this 1st day of **August, 2008.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.