Davidson County DEEDWARR
Recvd: 02/12/02 12:03 2pgs
Fees:13.00 Taxes:532.80
20020212-0018499

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of Feb., 2002.

Notary Public
My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Genna Palecek, at al
1127 Clifton Lane
Nashville, TN 37204

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P.O. Box 105277
Atlanta, GA 30348

MAP-PARCEL NUMBERS:
052-A-E-020.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MALCOLM P. SMITH, II and wife, CATHEY J. SMITH,** hereinafter referred to as Grantor, hereby transfers and conveys to **GENNA PALECEK, an unmarried person and JAMES F. PALECEK,* a married person,** hereinafter referred to as Grantee, his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Unit 4A on the Zone Lot Division of Lots 2, 3, 4, 5 and 7, Grandclift Subdivision as of record in Book 6250, Page 305, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor(s) by deed of record as Instrument No. 20001221-0125134, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as **1127 Clifton Lane, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 8th day of February, 2002.

MALCOLM P. SMITH, II

CATHEY J. SMITH

***James F. Palecek and James Palecek are one and the same person.**

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **MALCOLM P. SMITH, II and wife, CATHEY J. SMITH**, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of Feb., 20___.

Notary Public

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/4/06