WARRANTY DEED

B-CBB-03-1601

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Bozena Schmiede by Wayne McNair attorney-in-fact
Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bozena Schmiede	Bozena Schmiede	
1601 Linden Avenue (ADDRESS)	(NAME) P.O. Box 1630 (ADDRESS)	104-16-367
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Tullahoma, TN 37388 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we VINCENT SMITH, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BOZENA SCHMIEDE, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 57-A on the Plan of Fred Horton Subdivision of Lot 57 of Belmont Land Companys Plan of record in Book 4470, Page 198, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Linden Avenue and extends back between parallel lines 188 feet to an alley.

Being the same property conveyed to Vincent Smith by Deed dated November 21, 2001 and filed for record November 29, 2001 as Instrument Number 200111290130668 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1601 Linden Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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 ~~28th~~ day of February, 2003.

Vincent Smith

Davidson County DEEDWARR
Recvd: 03/12/03 08:56 2pgs
Fees:13.00 Taxes:536.50
20030312-0032723

STATE OF Tennessee

COUNTY OF Davidson

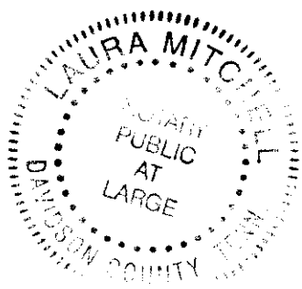
I, , a Notary Public of the County and State first above written, do hereby certify that Vincent Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of February, 2003.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903