THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME-Michael Joseph Puchowicz
524 Huntington Ridge Dr.
Nashville, TN 37211

MAP PARCEL NUMBERS
Map & Parcel No. 161-11-0A/147

Davidson County DEEDWARR
Recvd: 08/27/03 09:53 2pgs
Fees:13.00 Taxes:508.75
20030827-0124241

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of August, **2003**, by and between **SHEREEN P. ALSAFFAR**, Unmarried, party of the first part, and **Michael Joseph Puchowicz**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$137,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 147, on the plan of Huntington Place Townhouses, as shown on plat of record in Plat Book 4675, page 9, revised in Book 9700, page 846, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Shereen P. Alsaffer, unmarried by Warranty Deed from Violet Conley, unmarried, of record in Instrument Number 200109050095851, dated 8-31-01, and recorded 9-5-01, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); and any and all matters appearing of record in Plat Book 4675, page 9, revised in Book 9700, page 846; By-Laws of record in Book 4889, page 905, Book 5394, page 243, Book 7423, page 762; Master Deed in Book 4729, page 687; and any and all easements, setback lines, right of ways, zoning regulations, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

SHEREEN P. ALSAFFAR

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **SHEREEN P. ALSAFFAR** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of August, **2003.**

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$137,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of August, **2003.**

1-27-07 - My commission expires

PROPERTY ADDRESS:
524 Huntington Ridge Dr.
Nashville, TN 37211

NAME AND ADDRESS OF NEW OWNER:
Michael Joseph Puchowicz
524 Huntington Ridge Drive
Nashville, TN 37211

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE