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Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Kim A Williams
Affiant

Davidson County DEEDWARR
Recvd: 09/12/03 12:58 2pgs
Fees:13.00 Taxes:647.50
20030912-0134381

Subscribed and sworn to before me, this 29th day of August, 2003.

Shirley A. Beesley
Notary Public
My commission expires: 5/24/07

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy M. Boczulak 305 West End Place Nashville TN 37205	New owner	104 05-0 358.00 104 05-0 358.00

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, Juliette H. Duzak, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy M. Boczulak, an unmarried man, 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 Lot No. 270 on the Map of the Richland Realty Company's Second Subdivision, Division "B" of record in Book 332, Page 92, Register's Office for said County, being the same as Lot No. 270 on the Plan of the Richland Realty Company's First Addition to Subdivision "B" of record in Book 332, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leo F. Duzak and wife, Juliette H. Duzak by deed from Dewey Pedigo, Executor under the will of Dora Ina Ricketts, of record in Book 4621, Page 472, Register's Office for Davidson County, Tennessee. Being further conveyed to Juliette H. Duzak by quitclaim deed from Leo F. Duzak and wife, Juliette H. Duzak, of record in Book 6968, Page 605, said Register's Office.

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 305 West End Place, Nashville, TN 37205

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 29th day of August, 2003.

Juliette H Duzak
Juliette H. Duzak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Juliette H. Duzak, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 29th day of August, 2003.



Notary Public

My Commission expires 12/13/05