Davidson County DEEDWARR
Recvd: 02/02/04 10:27 2pgs
Fees:13.00 Taxes:185.00

20040202-0012282

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$50,000.00**

x Stephen F. Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF **JANUARY, 2004.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 9/22/2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN F. DUNN, ET AL	**SAME**	**91-7-186 & 91-7-188**
(NAME) **5000 ROCKY FORK ROAD**	(NAME)	
(ADDRESS) **SMYRNA, TN 37167**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KEN M. SMAGOWICZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN F. DUNN AND WIFE, MARY LEE DUNN, A ½ UNDIVIDED INTEREST AND JAMES BELLAR, A ½ UNDIVIDED INTEREST,** 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 the westerly 15 feet of Lot No. 917, all of Lot No. 919 and the southerly 81 ½ feet of Lots Nos. 921 and 923, of Block 140, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said part of Lot No. 917 and all of Lot No. 919 front together 40 feet on the northerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.

Said parts of Lots Nos. 921 and 923, front together 60 feet on the northerly side of Kentucky Avenue and run back between parallel lines, with the easterly margin of 51st Avenue, North, formerly 10th Street, 81 ½ feet to a dead line.

Being the same property conveyed to Ken M. Smagowicz, unmarried, by deed from K & J Enterprises, Inc., of record as Instrument Number 20030210-0017919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5012/5014 KENTUCKY AVENUE, NASHVILLE, TN 37209**
(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 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 hand this 1/30/04 DAY OF **JANUARY, 2004**.

KEN M. SMAGOWICZ

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **KEN M. SMAGOWICZ,** the bargainor(s), 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.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January **2004**.

My Commission expires: **September 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public