| | |
|---|---|
| **After Recording Return To:**<br>**Nations Title Agency, Inc.**<br>**5214 Maryland Way, Suite 208**<br>**Brentwood, TN 37027**<br>04TN00538 | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $156,500.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of February, 2004.<br><br>Notary Public<br><br>My commission expires: |

Davidson County DEEDWARR
Recvd: 03/10/04 08:59 2pgs
Fees:13.00 Taxes:579.05

20040310-0027321

**THIS INSTRUMENT WAS PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd.**
**Suite 102**
**Brentwood, Tennessee 37027**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Nathan P. Vooys** | *Southstar Funding* | **083-10-0-286.00** |
| **1806 Forrest Avenue** | *400 Northridge Rd., Ste. 1000* | |
| **Nashville, Tennessee 37206** | *Atlanta, GA 30350* | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Charles C. Florek, married** *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nathan P. Vooys, unmarried**

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 Lot No. 68 on the Plan of Lockeland of record in Plat Book 57, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 68 fronts 50.0 feet on the south side of Forrest Avenue and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Charles C. Florek by Special Warranty Deed from Homecomings Financial Network, Inc., of record in Instrument #20030103-0001261, Register's Office for Davidson County, Tennessee, dated October 24, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 135, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 1806 Forrest Avenue, Nashville, Tennessee 37206.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 20th day of February, 2004.

Charles C. Florek

Danice D. Florek *
by Charles C. Florek, attorney-in-fact

* Danice D. Florek joins in this instrument to convey any and all marital interest she has in subject property.

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, Charles C. Florek, the within named seller, 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, at office, this 20th day of February, 2004.

Notary Public

My Commission Expires: 01/16/2008

SCOTT REZNICEK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, Charles C. Florek, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Danice D. Florek and who further acknowledged that heexecuted the within instrument for the purposes therein contained by signing his name as the attorney-in-fact for Danice D. Florek.

Witness my hand, at office, this 20th day of February, 2004.

Notary Public

My Commission Expires: 01/16/2008

SCOTT REZNICEK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**RETURN TO:**

After Recording Return To
Nations Title Agency, Inc.
214 Maryland Way, Suite 208
Brentwood, TN 37027