This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/17/04 08:26 2pgs
Fees:13.00 Taxes:2142.30
20040317-0030001

ADDRESS NEW OWNER:
Jeremy M. Boczulak
3632 Richland Ave.
Nashville, Tennessee, 37205

SEND TAX BILL TO:
Owner

MORTGAGEE: **SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin, TN 37064

MAP **104-9**
GROUP
PARCEL **84.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary Lou Colgate** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jeremy M. Boczulak and Paul A. Boczulak as joint tenants with right of survivorship** hereinafter called the "GRANTEE", his 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. 151 and the westerly 35 feet of Lot No. 149 of Block 6 on the Plan of Richland Realty Company's Division "A", of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Said plan showing said property divided into Blocks, but not showing the Subdivision of Blocks into small lots.
>
> Being the same property conveyed to Mary Lou Colgate by Deed of Executor from Mary Lou Colgate, Executrix of the Last Will and Testament of Beulah E. Looney, of record in Instrument no. 20031204-0174345, Register's Office for Davidson County, Tennessee, as devised to Mary Lou Colgate by the Last Will and Testament of Beulah E. Colgate, deceased, of record in Volume No. 5495/1252244, Circuit Court Clerks Office, Probate Division, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 3632 Richland Ave., Nashville, Tennessee , 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 "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 15th day of March, 2004.

Mary Lou Colgate

Mary Lou Colgate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Lou Colgate**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of March, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $579,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN