03

Real Estate Title
48-A

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson dlh notary

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Karen McCalla
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of May, 2004.

Jane K. [illegible]
Notary Public

My Commission Expires: 3/17/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/19/04 08:25 2pgs
Fees:13.00 Taxes:2016.50
20040519-0058519

ADDRESS NEW OWNER(S) AS FOLLOWS:
Daniel L Smith and Brenda A. Bernards
3621 Westbrook Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
104-5, parcel 239

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy M. Boczulak, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Daniel L Smith and wife, Brenda A. Bernards** hereinafter referred to as 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, State of Tennessee, described as follows: to-wit:

Being Lot No. 472 on the Map of the Richland Realty Company's Subdivision "C" of record in Book 421, page 31, said Register's Office.

Said Lot No. 472 fronts 60 feet on the southerly side of Westbrook Avenue and runs back 158.5 feet on the westerly line and 163 feet on the easterly line to an alley, measuring 60.80 feet thereon.

Being the same property conveyed to Jeremy M. Boczulak, unmarried by warranty deed from C.T. Canan of record in Instrument #20010906-0096815, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 422, Page 103, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3621 Westbrook Avenue, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 14th day of May, 2004.

Jeremy M. Boczulak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy M. Boczulak, an unmarried man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2004.

Sandra S. Tomlin
Notary Public

My Commission Expires: 2-19-07

SANDRA S. TOMLIN
Notary Public At Large
WILLIAMSON COUNTY, TN

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