THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23065-06-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $214,400.00 Amanda M Clark Affiant Subscribed and sworn to before me this 14th day of July, 2004. Notary Public My Commission Expires: 9/4/05

NOTARY PUBLIC AT LARGE MARK BLAKNEY LEDBETTER DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Daniel P. Dusek Sandra H. Dusek 6928 Sunnywood Drive Nashville, TN 37211	New Owner	Map No. Parcel No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Don B. Smithson, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel P. Dusek and wife, Sandra H. Dusek** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6928 Sunnywood Drive, Nashville, TN 37211

Subject property is not and never has been the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of July, 2004.

Don B. Smithson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Don B. Smithson**, 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 14th day of July, 2004.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/19/04 11:06 2pgs
Fees:13.00 Taxes:793.28

20040719-0085756

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Section Two, Lenox Village II, of record in Instrument No. 200302030014134, Register's Office for said County, to which reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Don B. Smithson by deed dated January 28, 2004 of record in Instrument No. 200402190019451, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Any and all restrictions, conditions, easement, setback lines, plat of record and encumbrances of record in the Register's Office for said County.