Davidson County DEEDWARR
Recvd: 09/01/04 10:44 2pgs
Fees:13.00 Taxes:1517.00
20040901-0105732

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Gary L. Paczosa	American Home Mortgage Acceptance, Inc.	131-4
1129 Glenwood Avenue	7142 Columbia Gateway Drive	GROUP
Nashville, Tennessee 37204	Columbia, MD 21046	PARCEL 197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Four Hundred Ten Thousand Dollars and Zero Cents ($410,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gary W. Smith, Trustee, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Gary L. Paczosa, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 48 on the Plan of M.N. Young's Parkview Subdivision as of record in Book 547, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Gary W. Smith, Trustee, by Quitclaim Deed dated February 21, 2001, from Alison Bergeson and Pat Bergeson of record as Instrument No. 20010404-0032597 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1129 Glenwood Avenue, Nashville, TN 37204

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/her heirs and assigns forever; and I, as Trustee, but not individually or otherwise, do covenant with the said Grantee that I, as Trustee, am lawfully seized and possessed of said land in fee simple, have full power and authority to sell and convey it without joinder of any beneficiary and the same is unencumbered, unless otherwise herein set out; and that I, as Trustee, will forever warrant and defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons claiming the same from, through or under me, but not further or otherwise.

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 31st day of August, 2004.

Gary W. Smith, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Gary W. Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Trustee executed the within instrument for the purposes therein contained by signing as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee