File #200450434



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian S. Duthie and Ilonka Booyen-Duthie	New Owner	Map 62-2-A
(NAME) 2948 Steamboat Drive	(NAME)	Parcel 269.00
(ADDRESS) Nashville TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SUSAN T. POZORSKI, MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **IAN S. DUTHIE AND ILONKA BOOYEN-DUTHIE, HUSBAND AND WIFE,** 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 all of Lot No. 286, on the Final Plat, River Trace Estates, Phase I - Section 4 & 5, as shown by plat appearing of record in Plat Book 9700, Page 409, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Susan T. Pozorski, unmarried by Warranty Deed dated April 27, 2000 of record in Instrument No. 20000503-0044589, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747; By-Laws of record in Book 6851, Page 390; Charter of River Trace Homeowners' Association of record in Book 6851, Page 363; Deed to Homeowners' Association of record in Book 7907, Page 168; Easement of record in Book 3959, Page 595; Transmission Line Easement of record in Book 1163, Page 341 and in Book 1163, Page 342; Flowage Easement of record in Book 2022, Page 83; Boundary Plat of record in Book 6250, Page 995; all matters shown on plat of record in Plat Book 9700, Page 409; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Thomas Womack, spouse of Susan T. Pozorski, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that he may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 2948 Steamboat Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantor covenants with the said GRANTEES 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 11/09/04 13:49 2pgs
Fees:13.00 Taxes:510.60
20041109-0135181

Witness our hands this 5th day of November, 2004.

Susan T. Pozorski

Thomas Womack

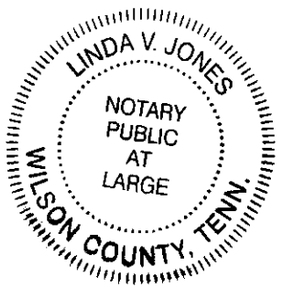
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Susan T. Pozorski and Thomas Womack who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of November, 2004.

Notary Public



My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076