Davidson County DEEDWARR
Recvd: 01/19/05 12:36 2 pgs
Fees:13.00 Taxes:460.28

20050119-0006732

THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Theresa Profant	NEW OWNER	096-14-0-204.00
817 Allen Road		
Nashville, TN 37214		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $124,400.00.

Theresa Profant
Affiant

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 14th day of January, 2005

Darris Billingsley
Notary Public
My Commission Expires: My Commission Expires NOV. 22, 2008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Duane Ward** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Theresa Profant, married**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being known as Lot 733 on the Plan of Clover Hill, Section IX, of record in Book 2331, Page 44 Register's Office of Davidson County, Tennessee

Being of the same property conveyed to Duane Ward by Trustee's Deed from Michael J. Philbin, Successor Trustee of record in Instrument No. 2004006-0094899, dated 07-27-04 , Register's Office of Davidson County. Further being conveyed to Richard W. Gore and Lisa Ann Gore executed by Deed of Trust, dated 02-16-96, of record in Book 9953, Page 869, Register's Office of Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 2331 , page 44 Register's Office for Davidson County. Sewer/Storm Drainage Easement of record in Book 6249, Page 373 Register's Office for Davidson County. Notice of Completion of record in Book 8746, Page 28 Register's Office for Davidson County Restrictive covenants recorded in Book 2401, Page 227, Register's Office for Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 817 Allen Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever,

except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 14th day of January, 2005

Duane Ward by
Nan Pendergrast attorney-in-fact
Duane Ward

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me the undersigned authority, a Notary Public of the County and State first above written, Nan Pendergrast with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that he/she is the attorney-in-fact of Duane Ward and is authorized by Duane Ward to execute this instrument on behalf of Duane Ward by authority of Power of Attorney of record in Book _____, page _____ or Instrument No. 20050119-0006931 in the Register's Office for Davidson County, Tennessee.

Witness my hand and seal this 14 day of January, 2005.

Darris Billingsley
Notary Public
My Commission Expires: _____

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008