WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/05 14:34 2 pgs
Fees:13.00 Taxes:431.05
20050216-0017820

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER CO.
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2005

Notary Public

MY COMMISSION EXPIRES: February 20, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Security Escrow & Title Co., 750 Old Hickory Blvd. Ste. 165, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Smith (NAME)	Fremont Investment & Loan (NAME)	148.08
4535 Artelia Dr. (ADDRESS)	4343 Anchor Plaza Pkwy. Ste. 150 (ADDRESS)	0
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Tampa, FL 33634 (CITY) (STATE) (ZIP)	019.00

FOR AND 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, WE, Richard D. Hlavati,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Smith, an unmarried man

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being Lot Number 17, on the plan of Oakwood Terrace, Section One, of record in Book 4460, Pages 54 & 55, Register's Office, Davidson County, Tennessee.

BEING THE SAME PROPERTY conveyed to Richard D. Hlavati by deed dated June 22, 2004 of record in Instrument No. 20040713-0083306, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of:4535 Artelia Drive, Antioch, TN 37013 (148.08-0-019.00)

BEING THE SAME PROPERTY conveyed to _____ by deed dated _____ of record in Book _____, page _____, in the aforesaid Register's Office.

unimproved ( )
This is improved (X) property, known as 4535 Artelia Dr., Antioch, Tennessee 37013
(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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 28th day of January, 2005

Richard D. Hlavati

STATE OF TENNESSEE
COUNTY OF SUMNER CO.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Hlavati,

the bargainor _____, 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 and official seal at Brentwood, Tennessee, this 28th day of January, 2005.

Commission expires February 20, 2008

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Julie Wilbanks
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public