(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of March, 2005.

Notary Public

My Commission Expires: 11/17/08

DONALD P. SIDWELL JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/30/05 11:24 2 pg
Fees:13.00 Taxes:328.93
20050330-0034399

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin A. Zmuda
2211 Fox Avenue
Nashville, Tennessee 37210

SEND TAX BILLS TO:
SUNTRUST MORTGAGE, INC.
P.O. BOX 57028
IRVINE, CA 92619-7028

MAP-PARCEL NUMBERS:
119-01-0-198

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Sidwell, married**, hereinafter referred to as Grantors, hereby transfers and conveys to **Benjamin A. Zmuda, unmarried,** hereinafter referred to as 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 Lot No. 29 on the map showing changes in Lot Nos. 34, 35, 36 and 37 on First Mortgage Bond Company's Subdivision of Part of Block "B", Overhill City Plan, as of record in Book 843, Page 28, Register's Office for Davidson County, Tennessee.

Said Lot 29 fronts 48.5 feet on the Westerly margin of Fox Avenue and extends back between parallel lines 138.7 feet to a dead line.

Being the same property conveyed to Thomas Sidwell, married, by Special Warranty Deed from Federal National Mortgage Association of record in Instrument No. 20041020-0126533, Dated June 9, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 843, Page 28, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2211 Fox Avenue, Nashville, Tennessee 37210.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 24th day of March, 2005.

Thomas Sidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Sidwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2005.

Notary Public

My Commission Expires: 11/2/06

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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