This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $100,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of August, 2005.

Notary Public
My commission expires: 11-25-07

Davidson County DEEDWARR
Recvd: 08/08/05 10:40 2 pgs
Fees:13.00 Taxes:370.00
20050808-0093138

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kervins Duval	New Owner	072-10-0 315.00
2915 Lake Forest Circle #202		
Boca Raton FL 33433		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Westley A. Smith, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kervins Duval, a single person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled Charles U. Coggins First Addition to Nashville, being a subdivision of part of the Hinds-Litton Tract, of record in Plat Book 421, page(s) 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WESTLEY A. SMITH, UNMARRIED, by deed from FV-1, INC., of record as Instrument No. 20050303-0023278, dated February 9, 2005, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1638 Chase Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 2nd day of August, 2005.

Westley A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Westley A. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2005.

My commission expires: 11-25-07

Darlene Short
Notary Public

