R Scruggs

This instrument is being re-recorded in the correct County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $123,000.00.

Subscribed and sworn to before me, this 30th day of September, 2005.

My Commission Expires:

Affiant

Notary Public

ROBERT L. SCRUGGS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2008

Davidson County DEEDWARR
Recvd: 12/28/05 12:56 2 pgs
Fees:12.00 Taxes:0.00

20051228-0155301

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JOSEPH A. SMETEK, married 507 DORAL COUNTRY DRIVE NASHVILLE, TN 37221 MAP & PARCEL NO. 142-06-0 D/050.00 CO	Same as new owner

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DUANE WARD, married,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

JOSEPH A. SMETEK, married, and DAVID K. SMETEK, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, TN, being a part of the Plan of Doral Country Villa Condominiums, Section VII, of record in Plat Book 5200, page 223, Register's Office for Davidson County, Tennessee, the part hereby described being: Unit No. 13A on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section VII, as of record in Book 5532, page 727, said Register's Office.

Being the same property conveyed to Duane Ward by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated June 16, 2005 and being filed of record in Instrument No. 20050701-0076214, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2005, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 223; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 507 DORAL COUNTRY DRIVE, NASHVILLE, TN 37221

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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.

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY BORROWER, SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE.

WITNESS MY HAND THIS 30TH DAY OF SEPTEMBER, 2005.

Duane Ward by Nan Pendergrast atty-in-fact

DUANE WARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

One this the 30th day of September, 2005, before me personally appeared Nan Pendergrast, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Duane Ward as his attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Duane Ward.

Witness my hand and official seal at office, in Nashville, Davidson County, Tennessee, this 30th day of September, 2005.

My Commission Expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Robert L. Scruggs

Notary Public

==========

WARRANTY DEED

==========

BK/PG:3703/524-525

05047334

DEED	
10/03/2005	09:21 AM
BATCH	56664
MTG TAX	0.00
TRN TAX	455.10
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	468.10

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS