THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
LFC Lending Corporation
10000 Indiana Avenue, Suite 201
Riverside, CA 92503

MAP PARCEL NUMBERS--85-7-0-8.00

Davidson County DEEDWARR
Recvd: 01/23/06 15:35 2 pgs
Fees:13.00 Taxes:555.00
20060123-0008747

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of July, **2005**, by and between **Joseph Andrew Stupak, married,** party of the first part, and **George R. Semar and Silvia Semar, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$150,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Being Lot No. 230 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County, and described as follows:

Said Lot No. 230 fronts 38.18 feet on the easterly side of Downeymeade Court and runs back between lines, 195 feet on the north line and 175 feet on the southwesterly line to a dead line in the rear on which it measures 174.21 feet.

Being part of the property conveyed to Joseph Andrew Stupak and wife, Willie C. Stupak by deed from Carl Batson and wife, Bettye H. Batson, as of record in Book 3158, page 433 dated 11/04/60 and recorded 11/04/60, said Register's Office. Willie C. Stupak has since deceased leaving Joseph Andrew Stupak as sole owner. The said Joseph Andrew Stupak has since remarried, but the above referenced property is not and has never been the primary residence of the new spouse.

This property is also known as 3209 Downeymeade Court, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); all matters appearing of record in Book 2900, pages 83 and 84; Restrictive Covenants of record in Book/Instrument No. 3066, page 83 & 84; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Joseph Andrew Stupak

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph Andrew Stupak, married,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of July, **2005.**

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$150,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of July, **2005**.

NOTARY PUBLIC

My commission expires: 1-27-07

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS:
3209 Downeymeade Court
Nashville, TN 37214

Name & address of new owner:
3209 Downeymeade Court
Nashville, TN 37214

TAT