Davidson County DEEDWARR
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Fees:13.00 Taxes:1235.80

20070516-0058689

# WARRANTY DEED

G-VRE-07-807

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this 4th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/12/11
(AFFIX SEAL)

KANDACE N. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 12, 2011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald J. Polak | Donald J. Polak (NAME) | |
| 807 18th Avenue South Unit 301 (ADDRESS) | 1209 Beddington Pk (ADDRESS) | |
| Nashville, TN 37203 (CITY) (STATE) (ZIP) | Nashville TN 37215 (CITY) (STATE) (ZIP) | 92-16-C-301.00 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOUG R. STACEY AND EMILY E. STACEY,HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD J. POLAK AND JANCIE A. POLAK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 301, 807 EIGHTEENTH AVENUE CONDOMINIUMS, as established under Master Deed of record in Instrument 20041214-0148798, as amended in Instrument Nos. 20041216-0149823, 20050504-0050222, 20051123-0142078 and 20060109-0003220, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Parking Space #5 is included as an appurtenance to this Unit. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Doug R. Stacey and Emily E. Stacey, husband and wife by Warranty Deed from 807 Eighteenth Avenue Partners, LLC, recorded November 23, 2005 in Instrument No. 20051123-0142071, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Inst. No. 20041214-0148798; 20041216-0149823; 20050504-0050222; 20051123-0142078; 20060109-0003220; 20050420-0044082; 20050420-0044083; 20051123-0142069, Register's Office.

unimproved ( )
This is improved ( X ) property, known as 807 18th Avenue South Unit 301, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 4th day of May, 2007.

Doug R. Stacey

Emily E. Stacey

STATE OF Tennessee
COUNTY OF Davidson

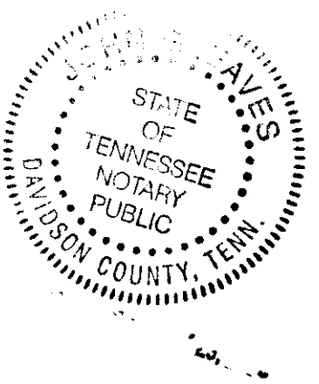
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doug R. Stacey and Emily E. Stacey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of May, 2007.

Notary Public

My Commission Expires: 7-2470

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903