6 0433

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ralph A. Lukowiak	Same	142-16A-30
(NAME)	(NAME)	
809 Bircham Court		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6535 PAGE 331

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ---------- ($10.00) ---------- DOLLARS

Cash in hand paid by said Grantees herein, and for other good and valuable considerations, the receipt of which is hereby acknowledged,

CARY ENTERPRISES, INC.

have bargained and sold, and by these presents do transfer and convey unto the said RALPH A. LUKOWIAK AND WIFE, JAN W. LUKOWIAK

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 30 on the Plan of Devon Park, Phase One, as of record in Book 5200, Pages 670, 671 and 672, Register's Office for said County.

Said Lot No. 30 fronts 79 feet on the westerly side of Bircham Court and extends back between parallel lines 142.50 feet to a dead line.

Being the same property conveyed to Cary Enterprises, Inc. by deed from STM Devon Park Partnership, of record in Deed Book 6535, Page 327, Register's Office for Davidson County, Tennessee.

Above property is conveyed subject to 1985 taxes, which have been prorated and assumed by said Grantees, to Declaration of Covenants, Conditions and Restrictions, containing easements, covenants, restrictions, lien for assessments, and charges, all as set out in instrument of record in Book 6176, Page 7, said Register's Office, to Storm Water Detention Agreement recorded in Book 6145, Page 252, said Register's Office, and to certain setback lines and certain easement, and other matter of record in Plan of record in Book 5200, Pages 670, 671 & 672, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 809 Bircham Court (House Number) (Street)
Nashville, Tennessee 37221
(P. O. Address) (City or Town) (Zip Code)

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 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.

Whenever 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 our hands this 16th day of April, 19 85.

CARY ENTERPRISES, INC.

By: James S. Cary, Secretary-Treasurer

BOOK 6535 PAGE 332

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared James S. Cary with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Secretary and Treasurer ~~respectively~~ of Cary Enterprises, Inc., the within named bargainor, a corporation, and that he as such Secretary and Treasurer executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said James S. Cary as Secretary & Treasurer. ~~and affixing the same by the~~

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of April, 1985.

Notary Public

Commission expires 7/22/87

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 149,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ralph A. Lukowiak

Sworn to and subscribed before me
this 16th day of April, 1985.

My commission expires 7/22/87 Notary Public

This instrument was prepared by:
William T. Bozeman, Atty., 344-4th Avenue, North, Nashville, Tennessee 37219
Name Address

197251

IDENTIFICATION REFERENCE

Apr 17 12 59 PM '85

FILE TICOR TITLE INSURANCE

WARRANTY DEED

FROM
Cary Enterprises, Inc.

TO
Ralph A. Lukowiak and wife, Jan W. Lukowiak

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6535 PAGE 333

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

149900.00- CAMT
389.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 396.24-
8788A04/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 7 2 5 1

IDENTIF. REFERENCE

APR 17 12 58 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 125701