14 A

BOOK 11744 PAGE 836

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 431,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF November 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher N. Lutkowski	Associates First Capital	104-13-028
(NAME)	(NAME)	
203 Carden Avenue	105 Decker Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Irving, Texas 75062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gerald H. Langley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher N. Lutkowski and wife, Victoria A. Lutkowski

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows:

TRACT I: LAND in Davidson County, Tennessee, being Lot No. 12 on the Map showing the subdivision of certain lots in Block F, of the Whitland Realty Company's Subdivision, of record in Book 547, Page 53 of the Register's Office for said County.

SAID Lot No. 12 fronts 138 feet on the westerly side of Carden Avenue and runs back between lines 234.5 feet on the northerly line and 200 feet on the southerly line to a dead line in the rear on which it measures 17.5 feet.

TRACT II: LAND in Davidson County, Tennessee, being Lot No. 1 of Block F on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, Page 141, Register's Office for said County.

SAID Lot fronts 100 feet on the southerly side of Whitland Avenue, or Bowling Avenue, and runs back between lines, along the westerly margin of Carden Avenue 200 feet to a dead line, measuring 90 feet thereon.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM TRACT II IS THE FOLLOWING PROPERTY CONVEYED TO LOILA WHITE REESE BY DEED FROM

CONTINUED

unimproved ( )
This is improved (X) property, known as 203 Carden Avenue, Nashville, TN 37205
(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 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.

Witness my hand this 15th day of November 19 99

Gerald H. Langley

11/15 0101 03CHECK 1607.55

11:12:20

0600/947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald H. Langley, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 15th day of November, 99.

Commission expires May 27, 2001

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

HAROLD C. WALLACE AND WIFE CHRISTINE MOLDIN WALLACE OF RECORD IN BOOK 2602, PAGE 551, REGISTER'S OFFICE AS DESCRIBED AS FOLLOWS:

BEING the northerly part of Lot No. 1 of Block F on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, Page 141, Register's Office for said County.

According to a survey made by John N. Sullivan, Civil Engineer, November 14, 1956, said part of Lot No. 1 fronts 100 feet on the southerly side of Whitland Avenue and runs back 185 feet on the westerly line and 185 feet, more or less, in the easterly line, with the westerly margin of Carden Avenue to a point 15 feet north of the northerly line of Lot No. 12 measuring 93.2 feet on said rear line.

BEING the same property conveyed to Gerald H. Langley, unmarried person, by Deed from Charles Delacey and wife, Kim Delacey, of record in Book 8444, Page 494, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06 79947
RELEASE
01 DEC 13 PM 2:20

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CAMT	431500.00
CON TX	1596.55
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	1607.55
CHECK	1607.55

11/16/99 01 14:21 0001 1906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539577