THIS INSTRUMENT PREPARED BY:
LARRY R. McELHANEY II, ATTORNEY
LARRY R. WILLIAMS, P.C.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

PICK-UP

Instr:200005310053946 Page: 1 OF 2
REC'D FOR REC 05/31/2000 11:57:11AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $481.00

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
KRIS CLIMER and wife **ISABELLE A. CLIMER** 1101 Crestfield Drive Nashville, Tennessee 37211	**COUNYTRYWIDE HOME** **LOANS, INC.** P.O. Box 10212 Van Nuys, CA 91410-0212	Map 172-12-B Parcel 1.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GREGORY LUKEN** (hereinafter "**GRANTOR**"), has bargained and sold and does hereby sell, transfer and convey unto the said **KRISHNA CLIMER** and wife **ISABELLE A. CLIMER** (hereinafter "**GRANTEES**"), their heirs and assigns, a certain tract of real property located in Davidson County, more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section One, Bradford Hills, of record in Book 7900, page 6, amended in Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Gregory Luken, a single man, by deed from Thomas W. Clark and wife Karen D. Clark of record in Book 8365, page 361, Register's Office for Davidson County, Tennessee.

This is improved real property known as **1101 Crestfield Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **GRANTEES**, their heirs and assigns forever.

The said **GRANTOR** does hereby covenant with the **GRANTEES** that they are lawfully seized and possessed of the said real property in fee simple and have good right to convey it and the same is unencumbered, except for:

1. 2000 Davidson County property taxes, a lien not yet due and payable which has been prorated to the date of closing and assumed by the **GRANTEES**.
2. Matters set forth on the Plan of record in Plat Book 7900, page 6 and as amended in Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 8069, page 170, said Register's Office.
4. By Laws of record in Book 8071, page 531, said Register's Office.
5. Charter of record in Book 8071, page 520, said Register's Office.
6. Open Space Deed of record in Book 8154, page 304, said Register's Office.
7. Quitclaim Deed of record in Book 9779, page 672, said Register's Office.
8. Deed of Conveyance to Metro Water of record in Book 8377, page 769 and Book 8377, page 808, said Register's Office.

9. Storm Water Detention Agreement of record in Book 8292, page 753, said Register's Office.

Except as set forth above, the undersigned **GRANTOR** does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said property to the said **GRANTEES**, their heirs and assigns, against lawful claims of all other person or entities whomsoever.

WITNESS my hand this 30 day of May, 2000.

GREGORY LUKEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Brentwood, Tennessee, this 30 day of May, 2000.

Notary Public

My Commission Expires: 11/30/2002

NOTARY PUBLIC AT LARGE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me this 30 day of May, 2000.

NOTARY PUBLIC

My Commission Expires: 11/30/2002

NOTARY PUBLIC AT LARGE