Record & Return To:
Watauga Title Company
165 Franklin Road, Suite 230
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18086**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $214,000.00. Affiant Subscribed and sworn to before me, this 29th day of JUNE , 2001. Notary Public My Commission Expires: _____ GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr./Mrs. Stacey Rucker 8221 Londonberry Road Nashville, Tn 37221	**Send Tax Bills To:** OWNER	**Tax Information:** MAP 141-15-00 PAR 211.00 CO FB 09D 81830

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DIETMAR KLONIKOWSKI AND WIFE, ROSEMARY MARK ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STACEY RUCKER AND WIFE, PAMELA RUCKER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8221 Londonberry Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of JUNE , 2001.

DIETMAR KLONIKOWSKI

ROSEMARY MARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DIETMAR KLONIKOWSKI AND WIFE, ROSEMARY MARK, 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, at office, this 29th day of JUNE , 2001.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

Davidson County DEEDWARR
Recvd: 07/06/01 12:35 2pgs
Fees:13.00 Taxes:791.80

20010706-0072294

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Phase III-B "Sheffield" on the Harpeth, as of record in Plat Book 7900, page 443, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dietmar Klonikowski and wife, Rosemary Mark by deed from Thomas P. Edgeworth and spouse, Elaine E. Edgeworth of record in Book 10179, page 675, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7145, page 954, Book 8505, page 598 and Book 8747, page 97; (3) By-Laws of record in Book 7145, page 964 and Book 8146, page 463; (4) Charter of record in Book 6939, page 983; (5) Easements of record in Book 5738, page 829, Book 4136, page 525, Book 4279, page 731 and Book 8569, page 481; (6) Consent of record in Book 8276, page 238; and (7) All matters appearing on the Plan of record in Plat Book 7900, page 443, said Register's Office.