Box 14-A
15076-1

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*
W & I Ref: (gj) Title No: 42805
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/01/02 15:29 3pgs
Fees:18.00 Taxes:1665.00
20020501-0053692

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen A. Christian 203 Carden Avenue Nashville, TN 37205	Bank of America 8300 Norman Center DRive, #1000 Bloomington, MN 55437-1091

TAX MAP-PARCEL NUMBERS: 104-13-28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher N. Lutkowski and spouse, Victoria A. Lutkowski,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Karen A. Christian, unmarried _____, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, 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, 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 LIOLA WHITE REESE BY DEED FROM 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 Christopher N. Lutkowski and wife, Victoria A. Lutkowski by deed from Gerald H. Langley, unmarried, of record in Book 11744, page 836, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; (Lot 12) The Plan of record in Book 547, page 53, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (Lot 1) The Plan of record in Book 332, page 141, said Register's Office, shows an Owner's Certificate, and is subject to all matters set forth therein.

This is improved property, known as: 203 Carden Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on April 1,2002.

Christopher N. Lutkowski

Christopher N. Lutkowski

Victoria A. Lutkowski

Victoria A. Lutkowski

State of Ohio
County of Hamilton

On April 1,2002, before me the undersigned authority, personally appeared Christopher N. Lutkowski and Victoria A. Lutkowski, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Karen R. Ward (Moore)
Notary Public Cleemont Cty.

My Commission Expires: 6-19-02

KAREN R. MOORE
Notary Public, State of Ohio
My Commission Expires June 19, 2002

SEAL

State of ~~Tennessee~~ OHIO
County of ~~DAVIDSON~~ HAMILTON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 450,000

Christopher N. Luttrell
Affiant

Sworn and subscribed before me on April 1, 2002.

Karen R. Ward (Moore)
Notary Public Clermont Cty

My Commission Expires: 6-19-02

KAREN R. MOORE
Notary Public, State of Ohio
My Commission Expires June 19, 2002



Wldoc: Deed Wty QDoc