Davidson County DEEDWARR
Recvd: 07/31/02 13:10 3pgs
Fees:18.00 Taxes:621.60

20020731-0091848

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2002.

Notary Public
My commission expires:

Return TO:
ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

Address of New Owner:	Send Tax Bills to:	Tax Information
James M. Lukens 641 Old Hickory Blvd., #3 Brentwood TN 37027	Same	171-3-B-31

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mijoshski A. Evans, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James M. Lukens, hereinafter called the Grantees, their successors 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, being Unit No. 2A on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, Page 236, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mijoshski A. Evans by deed from David C. McGowan, Jr. of record in Book 11370, Page 405, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 641 Old Hickory Blvd., #3, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of July, 2002.

Mijoshski A. Evans

STATE OF NEW YORK
COUNTY OF NASSAU

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mijoshski A. Evans, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in HEMPSTEAD, NY, this 26th day of July, 2002.
(city)

Notary Public

My Commission expires:

MICHAEL KENSIL
NOTARY
PUBLIC
STATE OF NEW YORK

MICHAEL KENSIL
Notary Public, State of New York
No. 4880811
Qualified in Nassau County
Commission Expires Dec. 22, 20 02

Exhibit "A"

Land in Davidson County, Tennessee, Being Unit No. 2A on the Plan of Phase One, Section One, Townhomes of Fredericksburg of record in Book 9700, page 236, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mijoshski A. Evans by Warranty Deed from David C. McGowan, Jr. and wife, Roxanne M. McGowan, dated 2-26-99 and recorded 3-05-99, in Book 11370, page 405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. The taxes for the current year have been prorated and are assumed by the Grantee(s) herein.