22-1-554

E.LO

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **August, 2002** by and between **Lea N. Smith, formerly known as Lea Gagnon, and R. Todd Smith, husband and wife** , herein after referred to as GRANTOR, and **Kari P. Lukowski** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davison,** State of Tennessee, more particularly described as follows:

Being Unit No. 74 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase IIB, of record in Book 6900, page 819, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by Instrument of record in Book 7724, page 293, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Lea N. Gagnon by Quitclaim Deed from Troy Rockwell, dated May 12, 1998, of record in Book 10943, page 510, Register's Office for Davidson County, Tennessee.

This is improved/~~unimproved~~ property known as: 2526 Sonar Street, Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/20/02 10:08 2pgs
Fees:13.00 Taxes:323.38
20020820-0100391

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Lea N. Smith

Lea N. Smith
Signature of Seller

R Todd Smith

R. Todd Smith
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Lea N. Smith, formerly known as Lea Gagnon, and R. Todd Smith, husband and wife** , the within named bargainors, 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 **15th** day of **August, 2002.**

Notary Public

My Commission Expires: 8/22/05

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:
Kari P. Lukowski
2526 Sonar Street, Nashville, TN 37214

Send Tax Statements to:
Same
,

map and parcel--052-13-0-B 027.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$87,400.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **August, 2002.**

Notary Public

My Commission Expires: 8/22/05

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
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