PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref:( ST ) Title No: 44462
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/01/03 12:15 2pgs
Fees:13.00 Taxes:305.25

20030501-0058181

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Asa M. Kabazzi<br>194 Townes Drive<br>Nashville, Tennessee 37211 | SunTrust Mortgage, Inc.<br>201 Fourth Ave. N/7th Floor<br>Nashville, Tennessee 37219 |

**TAX MAP-PARCEL NUMBERS:** 162-06-154

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$82,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. Karwedsky and wife, Linda D. Karwedsky**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Asa M. Kabazzi** 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, being Lot No. 96 on the Plan of Fair Oaks Subdivision Section Two of record in book 4460, Page 52 & 53 Register's Office for said County.

Said Lot No. 96 fronts 78 feet on the northerly margin of Townes Drive and extends back between parallel lines 135 feet to a dead line in the rear.

Being the same property conveyed to Robert A. Karwedsky and wife, Linda d. Karwedsky by deed from James R. Mack and wife, Sharon M. Mack of record in Book 6035, Page 550, 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 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460 Page 52 & 53, said Register's Office, which Plan shows a 30 foot minimum building setback line from Townes Drive and a 10 foot easement for public utility purposes along the rear and easterly side line(s); Restrictions of record in Book 4556, Page 718, said Register's office.

**This is improved property, known as: 194 Townes Drive, Nashville, Tennessee 37211**

**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** this 28th day of April, 2003.

Robert A. Karwedsky

Linda D. Karwedsky

**State of** TENNESSEE
**County of** DAVIDSON

On this 28th day of April, 2003 , before me the undersigned authority, personally appeared Robert A. Karwedsky and Linda D. Karwedsky , 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 7/26/2003

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $82,500.00

Affiant

Sworn and subscribed before me this the 28th day of April, 2003

My Commission Expires: 5-28-2003

Notary Public

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.