THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21567-08-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 26th day of August, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stewart William Luckman 2113 32nd Avenue Nashville, TN 37212	Countrywide Home Loans, Inc. 718 Thompson Lane #104 Nashville, TN 37204	Map No.104.10 Parcel No. 264.00

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, **Jane K. Holston and Mary K. Brady both unmarried, as Joint Tenants with Right of Survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stewart William Luckman** ("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 2113 32nd Avenue, Nashville, TN, 37212

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 August 25, 2003.

Jane K. Holston

Mary K. Brady

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jane K. Holston and Mary K. Brady**, 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 25th day of August, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 09/04/03 13:58 2pgs
Fees:13.00 Taxes:1202.50

20030904-0128696

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3B the Plan of Westview Subdivision as of record in Plat Book 5800, page 393, amended in Book 5200, page 743, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jane K. Holston and Mary Katherine Brady, both unmarried, as Joint Tenants with Right of Survivorship by deed dated May 8, 1998 from James M. Dugan and Kathleen Sue Johnston, both unmarried of record in Book 10927, page 339, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Restrictive covenants contained in an instrument of record in Book 1759, page 605 and Book 1914, page 528, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4) Declaration of Covenants, Conditions, By-Laws and Restrictions for Westview Park, of record in Book 6271, page 385, amended in Book 7046, page 560, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5) All matters appearing on the Plan of record in Plat Book 5800, page 393, amended in Book 5200, page 743, Register's Office for Davidson County, Tennessee.