File #200320430	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~24,700.00~~ 25,400.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2003. Notary Public MY COMMISSION EXPIRES: 2/13/05 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

MY COMMISSION EXPIRES FEBRUARY 13, 2005

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Cornwell	Wells Fargo Bank, N.A.	Map: 147-3-A-4.00 CO
(NAME) 7102 A Bahne Road	(NAME) 7600 Office Plaza Drive	Parcel:
(ADDRESS) Fairview, TN 37062	(ADDRESS) West Des Moines, IA 50266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DAVID KARKAU, MARRIED** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY J. CORNWELL, AND WIFE, BRITTNEY L. CORNWELL** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A-4 of Harding Place Condominium created under Title 66 chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, Page 725 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place condominium of record in Book 5200, Pages 571 and 572, Register's Office for Davidson County, Tennessee, for a more complete identification and description on such Unit.

Being the same property conveyed to Ronnie Duke by Warranty Deed dated February 22, 2002 of record in Instrument No. 20020409-0043577, and further conveyed to David Karkau by Warranty Deed dated February 27, 2003 of record in Instrument No. 20030307-0030457, Register's Office for Davidson County, Tennessee. The said David Karkau having since married.

This is investment property and is not now, nor has ever been the marital residence of David Karkau or his spouse.

This conveyance is subject to the following:
By-Laws of record in Book 6104, Page 763; Master Deed of record in Book 6104, Page 725; Charter for Harding Place Condominiums Homeowners' Association of record in Book 6081, Page 872, and Book 6104, Page 779; Rules and Regulations of record in Book 6104, Page 786, and, any and all matters shown on plat of record in Bat Book 5200, Pages 571 and 572; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 441 Harding Place Condominiums Unit A-4, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands this 10th day of October, 2003.

David Karkau

Davidson County DEEDWARR
Recvd: 10/16/03 11:17 2pgs
Fees:13.00 Taxes:93.98

20031016-0153395

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared David Karkau who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of October, 2003.

Notary Public

My Commission Expires: _____



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064