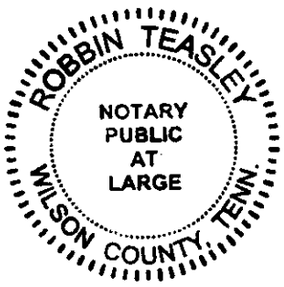
03TN07409

**After Recording Return To:**
**Nations Title Agency, Inc.**
**214 Maryland Way, Suite 20**
**Brentwood, TN 37027**

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**808 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**




**STATE OF TENNESSEE**
**COUNTY OF WILSON**
**The actual consideration or value, whichever is greater, for this transfer is $75,600.00**

Kevin Stanke
**Affiant**

**Subscribed and sworn to before me, this 18th day of December, 2003.**

Bobbi Jeers
**Notary Public**
**My commission expires: 11/27/06**

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sharon Paskewitz | Cavalry Banking | 096-11-0-A- |
| 331 Hickory Place | One Burton Hills Blvd, #110 | 028.00CO |
| Nashville TN 37217 | Nashville TN 37215 | |

## 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, David Kopko, married, and Christy L. Kopko, now Franklin, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sharon Paskewitz, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit No. D-4 on the Plan of Hickory Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and the Amendment to the Master Deed, of record in Book 6472, Page 435; re-recorded in Book 6476, Page 663; amended in Book 6654, Page 910; corrected in Book 6759, Page 533; further amended in Book 7015, Pages 182, 187, and 192, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Kopko, married, and Christy L. Kopko, single, by deed from M. Levette Sanders, married, of record in Book 10116, Page 938, said Register's Office.

Carol J. Kopko, wife of David Kopko, joins in this instrument to convey any and all marital interest she may have in said property.

Christy L. Kopko Franklin hereby makes oath that subject property has never been her marital residence.

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 331 Hickory Place, Nashville, TN 37217

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 Grantee that Grantors 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. 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 Grantee, her 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.

Davidson County DEEDWARR
Recvd: 12/30/03 15:24 2pgs
Fees:13.00 Taxes:279.72
20031230-0184132

WITNESS my hand this 18th day of December, 2003.

David Kopko

Christy L. Kopko Franklin

Carol J. Kopko

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Kopko, Carol J. Kopko, and Christy L. Kopko Franklin with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 18th day of December, 2003.

Notary Public

My Commission expires 11/27/06

