PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/23/04 13:56 2pgs
Fees:13.00 Taxes:1794.50
20040223-0020350

W & I Ref: (GJ) Title No: 45119

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephanie J. Kuklenski 87 Victoria Park Nashville, TN 37205	Same

TAX MAP-PARCEL NUMBERS: 104-14-G-48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $485,000.00 , 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. Astolfi and spouse, Jennifer E. Astolfi, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Stephanie J. Kuklenski 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. 105, on the Revised Final Plat of Whitworth, Phase 01, of record in Book 7900, page 140 through 144, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert A. Astolfi and wife, Jennifer E. Astolfi by deed from Michael T. Christian and wife, Nancy Christian of record in Book 11138, page 154, 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 2004, and subsequent years; ; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 140-144, said Register's Office, which Plan shows a 15 foot minimum building setback line from Victoria Park, together with additional setback building designations, and 10 foot easement for public utility (NES) and access purposes along the front and rear line(s); A 5 foot easement for public utility purposes along the northeasterly and southwesterly lines of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, Book 8047, page 243, Book 8282 page 45, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 87 Victoria Park, Nashville, Tennessee 37205

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 7th day of October, 2003

Robert A. Astolfi

Jennifer E. Astolfi

State of Tennessee
County of Davidson

On this 7th day of October, 2003, before me the undersigned authority, personally appeared **Robert A. Astolfi and Jennifer E. Astolfi**, 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.

Notary

My Commission Expires: January 27, 2007

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: $485,000.00

Affiant

Sworn and subscribed before me this 20th day of February, 2004

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004