WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: ~~May 29, 2005~~ 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN KUKULKA (NAME)	SAME (NAME)	103-3-284
217 54th AVENUE (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, HOUSE REWORKS, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN KUKULKA AND WIFE, SHANNON KUKULKA

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF REVISION OF LOTS 3-11, HOOD SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20020604-0067571 , REGISTER'S OFFICE FOR SAID COUNTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO HOUSE REWORKS, INC. BY WARRANTY DEED FROM HENRY S. HOOD AND WIFE, SARAH HOOD OF RECORD IN INSTRUMENT NO. 20001113-0112624, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

***SUBJECT TO EASEMENT AND RESTRICTIONS IN INSTRUMENT NOS. 20001113-0112623 AND 20020604-0067571 RESPECTIVELY.

Davidson County DEEDWARR
Recvd: 02/27/04 11:29 2pgs
Fees:13.00 Taxes:1287.60

20040227-0022393

unimproved ( )
This is improved (X) property, known as 217 54TH AVENUE, NASHVILLE, TN 37209
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 25th day of February, 2004

HOUSE REWORKS, INC.
By:
BRUCE JACKSON, PRESIDENT,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED a Notary Public within and for the State and County aforesaid, personally appeared BRUCE JACKSON and _____ with whom I am personally acquainted and who upon HIS oath(s) acknowledged HE to be the PRESIDENT and _____ respectively of the HOUSE REWORKS, INC. the within named bargainor, and corporation, and that HE as such PRESIDENT and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said BRUCE JACKSON as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TENNESSEE on this the 27th day of FEBRUARY, 2004.

My commission expires 05/29/05

I. DYKE TATUM Notary Public

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN