WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Joseph J. Kovalick, II	Joseph J. Kovalick, II	
1006 Gale Lane	1403 Elmwood Dr.	118-5-46
Nashville, TN 37204	Nashville, TN 37212	

Davidson County DEEDWARR
Recvd: 04/07/04 09:40 2pgs
Fees:13.00 Taxes:236.80
20040407-0039358

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 6th DAY OF April, 2004.

Toni Barrett
Notary Public
MY COMMISSION EXPIRES: 5-30-07
(affix seal)

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, Diane Turnley, Administratrix of the Estate of Emmitt Pillar, Jr. BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph J. Kovalick, II HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the easterly 75 feet of the westerly 85 feet of Lot No. 11 on the Plan of the subdivision of the south part of Dr. L.G. Noel's Property, as of record in Book 547, page 105, Register's Office for said County.

Said part of said Lot No. 11 fronts 75 feet on the northerly side of Gale Avenue and runs back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to EMMITT PILLAR, JR. by deed of record in Book 8575, page 72, Register's Office for Davidson County, Tennessee. The said EMMITT PILLAR, JR. having since died. The Probate Court for Davidson County authorized sale of said property by the Administratrix Diane Turnley, Estate of Emmitt Pillar, Jr., Docket # **03P-996.**

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

This is improved (X) property, known as 1006 Gale Lane, Nashville, Tennessee 37204

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, his heirs and assigns, forever and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 5th day of April, 2004.

Diane Turnley

Diane Turnley, Administratrix for
the Estate of EMMITT PILLAR, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Diane Turnley, Administratrix for the Estate of Emmitt Pillar, Jr., the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2004.

Toni Barrett

NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE TENN. DAVIDSON

My Commission Expires: 5-30-04