# WARRANTY DEED

G-UTC-04-2132

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James R. Martin | National Bank of Commerce | |
| 2132 Portland Avenue (ADDRESS) | 221 Fourth Avenue North (ADDRESS) | 104-11-E-1 CO |
| Nashville, Tennessee 37212 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAUL KUHARSKY UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES R. MARTIN MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Situated in Davidson County, Tennessee, being a part of the Plan of Portland Place Condominiums as of record in Book 6557, page 269, Register's Office for Davidson County, Tennessee, being Unit No. 1A on said plan described by the Master Deed Establishing Horizontal Property Regime with respect to Portland Place Condominiums, of record in Book 6557, page 261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Kuharsky by Warranty Deed executed October 31, 2002 and filed for record November 1, 2002 in Instrument Number 20021101-0134353, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2132 Portland Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 30th day of July, 2004.

Paul Kuharsky

Davidson County DEEDWARR
Recvd: 08/02/04 15:43 2pgs
Fees:13.00 Taxes:603.10
20040802-0092344

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Kuharsky, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2004.

Notary Public

My Commission Expires:

(SEAL) 1/21/07

PK



**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903