File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: _____ Title No: 45679

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/11/04 14:18 2pgs
Fees:13.00 Taxes:740.00
20040811-0097198

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark W. Onan Marcy Onan 109 Woodfield Court Nashville, TN 37211	Wells Fargo Bank, NA 11301 Carmel Commons Blvd #309 Charlotte, NC 28226

TAX MAP-PARCEL NUMBERS: 172-12-A-111

WARRANTY DEED

$200,000.00

FOR AND IN CONSIDERATION of the sum of , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mark S. Durkovic and spouse, Laura C. Durkovic, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Mark W. Onan and spouse, Marcy Onan 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. 350 on the Plan of Bradford Hills, Section Eight, of record in Book 7900, page 6 and amended in Book 7900, pages 387 and 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark S. Durkovic and wife, Laura C. Durkovic by deed from Kevin L. Spain and wife, Sharon L. Spain of record in Book in Book 11132, page 910, 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 79, Page 6 and amended in Book 7900, pages 387 and 388, said Register's Office, which Plan shows a 20 foot minimum building setback line from Woodfield Court, together with additional setback designations, and 10 foot easement for public utility and drainage purposes along the southeasterly line(s) together with an 8 inch sewer line; a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 8634, page 799, Book 8071, page 531, 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: 109 Woodfield Court, Nashville, Tennessee 37211

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 28th day of July, 2004.

Mark S. Durkovic

Laura C. Durkovic

State of Delaware
County of New Castle

On this 8th day of July, 2004, before me the undersigned authority, personally appeared **Mark S. Durkovic and Laura C. Durkovic**, 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.

Regina Marie Giliberto
Notary

My Commission Expires:

REGINA MARIE GILIBERTO
NOTARY PUBLIC NEW CASTLE
COUNTY, STATE OF DELAWARE
My Commission Expires 09/03/2004

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: $ 200,000.00.

Mark S Durkovic
Affiant

Sworn and subscribed before me this ~~28th~~ 29th day of July, 2004

Gregory Polzin
Notary Public

My Commission Expires: 3/25/06

GREGORY POLZIN
NOTARY PUBLIC AT LARGE