Davidson County DEEDWARR
Recvd: 02/15/05 15:20 2 pgs
Fees:13.00 Taxes:1517.00
20050215-0017291

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Jeffrey A. Vickowski 1016 17th Avenue South Nashville TN 37212	Jeffrey A. Vickowski 35 Hockanum Rd. Hadley, MA 01035	David W. McMackin 104 East Park Dr., Ste.104 Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $410,000.00

Affiant

Subscribed and sworn to before me on 02/01/05.

Notary Public

My Commission Expires: 11-6-06

NOTARY PUBLIC AT LARGE CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Map & Parcel No.
Map 104-04-0-D
Parcels 013.00, 014.00, 015.00, 016.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, KAH Realty, LLC, a Tennessee limited liability company (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Jeffrey A. Vickowski, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

TRACT I:

Being Unit Nos. 1 and 2 on the Plan of Lincoln Court Condominiums, Building 1016, as of record in Book 6942, page 585, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to KAH Realty, LLC, by deed from Gary Haber and Sherri Lynn Haber, Trustees for the Haber Family Trust, dated May 28, 1998 and filed for record in Book 10958, page 354, Register's Office for Davidson County, Tennessee.

TRACT II:

Being Unit Nos. 3 and 4 on the Plan of Lincoln Court Condominiums, Building 1016, as of record in Book 6942, page 585, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to KAH Realty, LLC, by deed from Roseanne Cash, dated May 28, 1998 and filed for record in Book 10958, page 350, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1016 17th Avenue South, Units 1, 2, 3 and 4, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 02/01/05.

KAH Realty, LLC

By: _____

Gary Haber, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gary Haber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chief Manager of KAH Realty, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of February, 2005.

_____
Notary Public

My Commission Expires:

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006