RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

RE-RECORD

Davidson County DEEDWARR
Recvd: 09/27/05 12:53 2 pgs
Fees:13.00 Taxes:14.80
[redacted]
20050927-0115967

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$4,000.00**.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th Day of August, 2005.

NOTARY PUBLIC

My commission expires: 1/28/06

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Richard A. Konicki~~ 726 A&B 27th Avenue North Nashville, TN 37208	~~Same as New Owner~~ 325 Mayon Drive Old Hickory, TN 37138	

FOR AND IN CONSIDERATION of the sum of **Four Thousand Dollars and Zero Cents ($4,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Vivian S. Duke,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Richard A Konicki** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson,** Tennessee, and being further described as follows, to-wit:

Davidson County DEEDWARR
Recvd: 03/21/06 11:50 3 pgs
Fees:17.00 Taxes:0.00
20060321-0032300

SEE EXHIBIT A

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this 17th Day of August, 2005.

Vivian S. Duke

Vivian S. Duke

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Vivian S. Duke, being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 17th Day of August, 2005.

Notary Public

My commission expires: 1/28/06

MATTHEW L. CELLINGER
NOTARY PUBLIC AT LARGE

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of J.W. Turner's Subdivision of Lot No. 21, Boyd McNairy's plan, of record in book 57, page 120, register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 23 fronts 50 feet on the easterly side of 27th Avenue North, and extends back between parallel lines 184.0 feet to an alley.

Being the same property conveyed to Vivian S. Duke, by QuitClaim Deed dated 9-4-03, from Richard A. Konicki, of record in Instrument # 20030904-0128033, in the Register's Office for Davidson County, Tennessee.

Being further conveyed to Richard A. Konicki, by Warranty Deed dated 8-17-05, from Vivian S. Duke, recorded in Instrument # 20050927-0115967, and then re-recorded in Instrument # _____, in the Register's Office for Davidson County, Tennessee.