Davidson County DEEDWARR
Recvd: 06/26/06 09:26 2 pgs
Fees:13.00 Taxes:747.40
20060626-0075671

Dav. Co. File Box 8

WARRANTY DEED

G-KOVACH-06-226

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia N. Wilson	SunTrust Mortgage Inc.	
226 Boxmere Place (ADDRESS)	P. O. Box 79041 (NAME) (ADDRESS)	131-6E-226CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (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 JACLYN KOVACH, FKA JACLYN M. LEKSE, AND HUSBAND, BRADLEY T. KOVACH AND WILLIAM J. LEKSE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CYNTHIA N. WILSON, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 226, OF BURTON HILLS, VILLAGE OF BOXMERE, PHASE I, A CONDOMINIUM, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6666, PAGE 749, AS AMENDED BY AMENDMENTS OF RECORD IN BOOK 6824, PAGE 308; BOOK 6908, PAGE 738; AND BOOK 6921, PAGE 226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT C OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BURTON HILLS, VILLAGE OF BOXMERE, PHASE I, A CONDOMINIUM, AS SET FORTH IN SAID MASTER DEED AS AMENDED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID LOT.

The above-described property has never been the marital residence of Babbette S. Lekse.

BEING THE SAME PROPERTY CONVEYED TO JACLYN M. LEKSE, UNMARRIED AND WILLIAM J. LEKSE, MARRIED BY WARRANTY DEED FROM WANDA J. BUTLER, RECORDED ON THE 4TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030304-0028021, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 6666, Page 719; Book 6470, Page 383; Book 6655, Page 47; Book 6517, Page 522; Book 6691, Page 593; Book 6666, Page 749; Book 6778, Page 536; Book 6911, Page 120; Book 6824, Page 308; Book 6908, Page 738; Book 6911, Page 831; Book 6921, Page 226; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 226 Boxmere Place, Nashville, Tennessee 37215
(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 22nd day of June, 2006.

Jaclyn M. Kovach

Bradley T. Kovach

William J. Lekse

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jaclyn M. Kovach and Bradley T. Kovach, and William J. Lekse, 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 purposes therein contained.

Witness my hand and official seal, this the 22nd day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903