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| **WARRANTY DEED**<br><br>Davidson County DEEDWARR<br>Recvd: 04/21/08 09:50 2 pg:<br>Fees:13.00 Taxes:438.45<br>20080421-0040108 | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater for this transfer is $118,500.00<br><br>Hannah Barger<br>Affiant<br><br>Subscribed and Sworn to me, this 17th day of April, 2008.<br><br>Phyllis Keenan<br>Notary Public<br><br>My commission expires:<br>3-21-09 |

PHYLLIS KEENAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

| **ADDRESS NEW OWNER** | **SEND TAX BILLS TO:** | **MAP & PARCEL:** |
|---|---|---|
| Hannah K. Barger<br>4720 Reischa Drive<br>Nashville, TN 37211 | Fifth Third Mortgage Company<br>5050 Kingsley Drive<br>Cincinnati, OH 45263 | MAP & PARCEL<br>13409011400 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael Luczka, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Hannah K. Barger, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 96 on the plan of Woodland Hills, Phase One, of record in Plat Book 6900, pages 666-669; amended in Book 7564, page 404, and Book 7574, page 894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Luczka by deed dated 12/22/03 from Christine Welch Massa of record in Instrument No. 20031229-0183032, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6900, Pages 666-669; amended in Book 7564, page 404 and Book 7574, page 894, said Register's Office.

Subject to restrictions of record in Book 7632, Page 947 and Book 9055, page 943, said Register's Office.

This is ( x ) improved ( ) unimproved property known as 4720 Reischa Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 17th day of April, 2008.

**Michael Luczka**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Luczka** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY