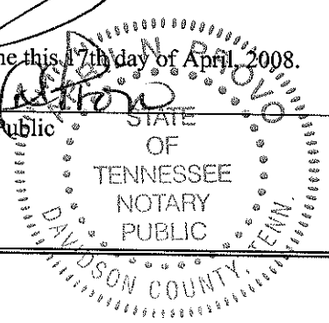
THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27563-03-2008** **Record & Return To:** **Cumberland Title Company** **13018 Lebanon Road, #100** **Mt. Juliet, TN 37122**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $191,000.00. Affiant Subscribed and sworn to before me this 17th day of April, 2008. Notary Public My Commission Expires:



My Commission Expires SEPT. 19, 2009

WARRANTY DEED

Address New Owner: Michael Luczka 3333 Cain Harbor Drive Nashville, TN 37214	**Send Tax Bills To:** Regions Bank 2050 Parkway office Cir Birmingham AL 35244	**Tax Information:** Map and Parcel No.: 062020B108.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alison Jean Hovey Guneyik and husband, Tevfik Guneyik**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Luczka**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* an unmarried man

This is improved property located at 3333 Cain Harbor Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of April, 2008.

Alison Jean Hovey Guneyik by

Alison Jean Hovey Guneyik by George E. Mudter, Jr. As Attorney-In-Fact

Tevfik Guneyik by

Tevfik Guneyik by George E. Mudter, Jr.
As Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 04/28/08 14:29 3 pgs
Fees:18.00 Taxes:706.70
20080428-0043197

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

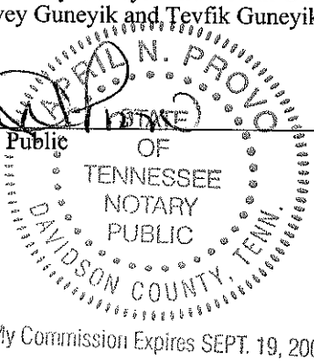
Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Alison Jean Hovey Guneyik and Tevfik Guneyik as their Attorney-In-Fact, as the free act and deed of the within named Alison Jean Hovey Guneyik and Tevfik Guneyik.

Witness my hand, at office, this 17th day of April, 2008.

Notary Public

My Commission Expires:

9-19-2009



My Commission Expires SEPT. 19, 2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of First Amendment Abbington Park Phase One - Section Three, as of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Alison Jean Hovey Guneyik and husband, Tevfik Guneyik by Warranty Deed dated November 3, 2005 from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation of record in Instrument No. 20051108-0135456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20000720-0071648 and in Instrument No. 20010402-0031520, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Abbington Park of record in Instrument No. 20030213-0020075 and amended in Instrument No. 20040518-0058461, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. By-Laws of Abbington Park Homeowners Association, Inc., of record in Instrument No. 20030303-0027406, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Abbington Park Homeowners Association, Inc. of record in Instrument No. 20050201-0011848, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Abbington Park Homeowner's Association, Inc. of record in Instrument No. 20030303-0027405, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee.
8. Easement for flowage of record in Book 2242, page 513, Register's Office for Davidson County, Tennessee.
9. Easement for 20-foot right-of-way of record in Book 1198, page 525, Register's Office for Davidson County, Tennessee.
10. Easement for transmission line of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

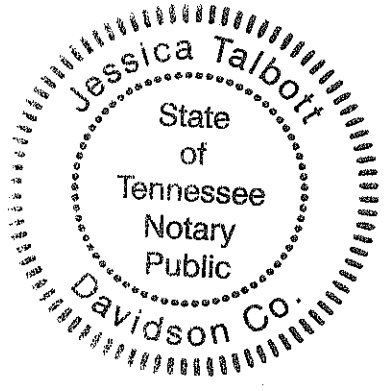
STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 05/24/2008

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