NEW OWNER:
MICHAEL SCHKLAR
605 MARSWEN
NASHVILLE, TENNESSEE 37216

SEND TAX BILLS TO:
NEW OWNER

Map 61-02 Parcel 21.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 00-0091

D E E D

Instr:200004250040626 Page: 1 OF 3
REC'D FOR REC 04/25/2000 9:20:02AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $532.80

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Four Thousand and 00/100 Dollars ($144,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES T. FESLER, individually and as Executor of the Estate of Carmine J. Chobody, and wife, LINDA FESLER, and LEONARD YUHAS and wife, PATTY YUHAS,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL SCHKLAR and wife, JULIA A. SCHKLAR, tenants by the entireties,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 349 on the Plan of Sec. XI, Gra-Mar Acres, as of record in Book 2663, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 349 fronts 150 feet on the south side of Stanvid Drive, and runs back 346.2 feet on the east line and 351.3 feet on the west line to a dead line in the rear on which it measures 80.7 feet.

Being the same property conveyed to **E. J. CHOBODY and wife, CARMINE J. CHOBODY**, by virtue of a deed from Castleman Construction Company, dated June 30, 1959, and recorded in Book 2923, Page 301, in the Register's Office for said county. The said E. J. Chobody died in July 1999, vesting title in Carmine J. Chobody, as the surviving tenant by the entirety. Carmine J. Chobody died testate on October 16, 1999, with her will being of record in File No. 99P 1695 in the Probate Court of Davidson County, and according to the terms of her will she devised her property unto Leonard Yuhas and wife, Patty Yuhas, and James T. Fesler and wife, Linda Fesler.

This description is the same as in the prior deed.

This is not the principal residence of the Grantors.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2663, Page 113, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 14th day of April, 2000.

James T. Fesler
JAMES T. FESLER, individually and as Executor of the Estate of Carmine J. Chobody

Linda Fesler
LINDA FESLER

Leonard Yuhas
LEONARD YUHAS

Patty Yuhas
PATTY YUHAS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES T. FESLER, individually and as Executor of the Estate of Carmine J. Chobody, and wife, LINDA FESLER** 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 official seal at office this 14th day of April, 2000.

NOTARY PUBLIC

My commission expires: May 2, 2000

NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LEONARD YUHAS and wife, PATTY YUHAS,** 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 official seal at office this 14th day of April, 2000.

NOTARY PUBLIC

My commission expires: May 2, 2000

ANGELIQUE P. KANE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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The actual consideration or value, whichever is greater, for this transfer is **$144,000.00**.

AFFIANT

Sworn to and subscribed to before me this 14th day of April, 2000.

NOTARY PUBLIC

My commission expires: May 2, 2000

ANGELIQUE P. KANE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.