RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39028** FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/00 07:26 2pgs
Fees:11.00 Taxes:547.60

20000906-0087864

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 148,000.00.** ✓

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **1st DAY OF SEPTEMBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
RONNIE McDOWELL
P. O. Box 452
Portland, Tennessee 37148

SEND TAX BILLS TO:
S A M E

MAP-PARCEL #
130-7-118
BM 8365

Davidson County DOT
Recvd: 09/06/00 07:26 2pgs
Fees:11.00 Taxes:118.45

20000906-0087865

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, MICHAEL SCHKLAR, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONNIE McDOWELL**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot D in the Re-subdivision of Lots 212 and 213 of the Royal Oaks Land Company's Subdivision of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee.

SAID Lot D fronts 100 feet more or less, on the north side of Harding Place and runs back 379 feet, more or less, on the westerly line and 365 feet, more or less on the easterly line to a dead line in the rear on which it measures 100 feet, more or less.

BEING the same property conveyed to Michael Schklar, Unmarried, by deed from Fayek Takieddine, single, of record in Book 11737, Page 509, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as **4006 Harding Place, Nashville, Tennessee 37205**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 HAND THIS 1st DAY OF SEPTEMBER, 2000.

Michael Schklar

MICHAEL SCHKLAR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL SCHKLAR, UNMARRIED, the 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 the 1st day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002