WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/01 16:34 2pgs
Fees:13.00 Taxes:388.50

20011101-0119642

TRACY L. LOVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 26, 2002

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**.

Karla Knold
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2001.

Tracy L. Love
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald B. Douglas Jr.	**SunTrust Bank, a Georgia Corporation**	**Map 148-14, Parcel 41.00**
(NAME)	(NAME)	
3942 Keeley Drive	**201 4th Avenue North**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Frank Michael Yakes, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald B. Douglas Jr.,*** 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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Blanchard Heights, as shown by plat and survey of record in Plat Book 2663, Page 62 & 63 of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Frank Michael Yakes, unmarried of record in Book 10897, Page 110 and re-recorded in Book 11001, Page 632, Register's Office for Davidson County, Tennessee.

The said Frank Michael Yakes is one and the same person as F. Michael Yakes.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of F. Michael Yakes by J. J. Love as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20011101-0119641, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3942 Keeley Drive, Nashville, TN 37211**

(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 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/our hand(s) this 29th day of October, 2001.

Frank Michael Yakes

Frank Michael Yakes
by: J. J. Love, Atty-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of **October, 2002** before me personally appeared **J. J. Love**, the person who executed the foregoing instrument on behalf of Frank. Michael Yakes, and acknowledged that she executed the same as the free act and deed of the said Frank. Michael Yakes, through Power of Attorney granted her.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Shari A. Thompson
Notary Public

Commission Expires:
1-29-05