This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2031059

Davidson County DEEDWARR
Recvd: 11/06/03 14:50 2pgs
Fees:13.00 Taxes:925.00

20031106-0163333

Send Tax Bills To:

New Owner

New Owner is: (Yolanda / Ronald Todd Milsap) MAP: 103-12-24.00
205 Cherokee Road PARCEL:
Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Stanley Saul Klyman** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Yolanda Milsap and husband, Ronald Todd Milsap** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 16 of Block L on the Map of Cherokee Park, 3rd Section, as of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 60 feet on the westerly side of Cherokee Road, and runs back 125.45 feet on the northerly line and 125.26 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Stanley Saul Klyman from Gus Klyman Estate by Affidavit of Heirship dated March 27, 1985 and recorded April 4, 1985 in Book 6526, page 571, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 843, pages 2 and 3, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of October, 2003.

GRANTOR:

Stanley Saul Klyman

Stanley Saul Klyman

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Stanley Saul Klyman** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of October, 2003.

Notary Public

LISA PARNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

SWORN TO and subscribed before me this 27 day of October, 2003.

NOTARY PUBLIC

LISA PARNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/27/2004