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Davidson County DEEDWARR
Recvd: 03/15/04 08:43 2pgs
Fees:13.00 Taxes:444.00
20040315-0029013

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 118-2-165

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
KENNETH YANSICK	**KENNETH YANSICK**	**DOROTHY FLEMING**
923 KIRKWOOD AVE.	**923 KIRKWOOD AVE.**	**923 KIRKWOOD AVE.**
NASHVILLE, TN 37204	**NASHVILLE, TN 37204**	**NASHVILLE, TN 37064**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JAMES A. FREEZE, An Unmarried Man**, have bargained and sold and by these presents do transfer and convey unto **KENNETH YANSICK, An Unmarried Man, his** heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Map of Kirkwood Heights, of record in Book 1130, page 17, Register's Office for Davidson County, Tennessee. Said Lot No. 41 fronts 73 feet on the northerly side of Kirkwood Avenue and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to James A. Freeze by Quitclaim Deed, dated December 31, 2003, from James P. Freeze of record in Instrument No. 20031231-0184842, Register's Office of Williamson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2004 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Kirkwood Heights of record in Plat Book 1130, page 17, said Register's Office of Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 1140, page 45, amended in Book 4333, page 827, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the **10th** day of **March, 2004**.

JAMES A. FREEZE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES A. FREEZE**, 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 seal, at office, on this **10th** day of **March, 2004**.

My Commission Expires:
1-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$120,000.00**.

Affiant

Sworn to and subscribed before me on this **10th** day of **March, 2004**.

My Commission Expires:
1-16-08

Notary Public

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN