WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#1388

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Heffentrager Jr.	Flagstar Bank c/o First American Tax Service	95-07-49
(NAME)	(NAME)	
2310 Deerwood Drive	8435 N. Stemmons Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75247	
(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, A. O. Hibler, II, unmarried and Alice H. Yokosuk, and husband, Michael John Yokosuk, and Mary Dell H. Robinson, and husband, Daniel Robinson , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Heffentrager Jr. and wife, Dana Heffentrager, 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:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Merry Oaks Subdivision, of record in Plat Book 1835, Page 68, Register's Office for said County, to which reference is made for a more complete description.

Beginning at a point in the northerly margin of Deerwood Road, the common corner of Lots 183 and 184; thence with the line between said lots, northwardly 240 feet to the common corner of lots 184 and 194; thence westwardly with the south line of Lots 194 and 193, 75 feet to the common corner of Lots 184 and 185; thence with the line between said lots southwardly 239.7 feet to the northerly margin of Deerwood Road; thence with the margin of said Road, eastwardly 75 feet to the beginning.

Being part of the same property conveyed to A. O. Hibler, II, and Alice H. Yokosuk and Mary Dell H. Robinson, an undivided 1/3 interest each as tenants in common, by Quitclaim Deed dated March 25, 2002, from A.O. Hibler II, and Alice Rose Yokosuk, Co-Trustees of the Hibler Family Trust U/W/O Marion E. Hibler, of record in Instrument No. 20020327-0037770, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Mary Dell H. Robinson and Daniel Robinson by Alice H. Yokosuk as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20041027-0129450, in the Register's Office for Davidson County, Tennessee. AND Instrument No. 20041027-0129451

Rerecorded Inst. # 20050106-0002387
Inst. # 20050106-0002388

unimproved ☐

This is improved ☒ property, known as 2310 Deerwood Dr., Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 01/06/05 14:20 2 pgs
Fees:12.00 Taxes:0.00
20050106-0002389

Davidson County DEEDWARR
Recvd: 10/27/04 15:38 2pgs
Fees:13.00 Taxes:654.90
20041027-0129452

RE-RECORD

Witness our hands this 21st day of October, 2004.

Mary Dell H. Robinson By: Alice H. Yokosuk
Mary Dell H. Robinson
By: Alice H. Yokosuk as Attorney-In-Fact

A. O. Hibler, II

Daniel Robinson By: Alice H. Yokosuk
Daniel Robinson
By: Alice H. Yokosuk as Attorney-In-Fact

Alice H. Yokosuk

Michael John Yokosuk

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 A. O. Hibler, II, Alice H. Yokosuk, and Michael John Yokosuk, 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 Nashville, Tennessee this 21st day of October, 2004.

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared Alice H. Yokosuk, the person who executed the foregoing instrument on behalf of Mary Dell H. Robinson and Daniel Robinson, and acknowledged that she executed the same as the free act and deed of the said Mary Dell H. Robinson and Daniel Robinson, through Power of Attorney granted Alice H. Yokosuk by the said Mary Dell H. Robinson.

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 2004.

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

Returned to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665

#1388