WARRANTY DEED

FILE BOX 19B
05-02-008-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Carolyn C Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of February, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/01/05 15:46 2 pg
Fees:13.00 Taxes:2220.00

20050301-0022608

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
A. Michael Rosen, and Wife, Ellen S. Rosen	First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans	103-13-0
(NAME) 6000 Dunham Springs Rd	(NAME) 4000 Horizon Way	015.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Richard J. Eskind and Wife, Jane G. Eskind**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **A. Michael Rosen, and Wife, Ellen S. Rosen**, hereinafter called the Grantee(s), THEIR HEIRS and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in DAVIDSON County, Tennessee being Lot No. 54, on the Plan of HILLWOOD ESTATES, SECTION 5, of record in Book 2133, Page 55, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 54 fronts 231.83 feet on the westerly side of Jocelyn Hollow Road and runs back 177.8 feet on the northerly line and 347.6 feet on the southerly line to a dead line, measuring 286.6 feet thereon.

BEING the same property conveyed to RICHARD J. ESKIND AND WIFE, JANE G. ESKIND, by Warranty Deed from NOAH LIFF AND WIFE, NINA LIFF, Dated April 30, 1963, of record in Book 3569, Page 525, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 6000 Dunham Springs Rd, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, OUR hands, this 28th day of February, 2005.

Richard J. Eskind

Jane G. Eskind

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 **Richard J. Eskind and Wife, Jane G. Eskind**, the bargainor(s), 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 Brentwood, Tennessee, this 28th day of February, 2005.

My Commission Expires: 03/31/07

Notary Public PETER WEISS

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.