Davidson County DEEDWARR
Recvd: 08/23/05 09:48 2 pgs
Fees:13.00 Taxes:989.75

20050823-0100182

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

Map & Parcel: 118-02-165

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
NEW OWNER	Carole Ann Mobley 814 Kirkwood Avenue Nashville, TN 37204	

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 of which is hereby acknowledged, I, **KENNETH YANSICK, unmarried**, have bargained and sold and by these presents do transfer and convey unto **CAROLE ANN MOBLEY, unmarried**, her 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 Kenneth Yansick by deed from James A. Freeze, of record in Instrument No. 20040315-0029013, Register's Office of Davidson 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, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her 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. **2005 Davidson County property taxes are a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument, with Grantee assuming responsibility for payment of same.**

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

3. **Declarations of Covenants, Conditions, Lien, Easements and Restrictions of record in Book 1140, page 45, amended in Book 4333, page 827, Register's Office for 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 16th day of August, 2005.

KENNETH YANSICK

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 **KENNETH YANSICK**, 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 16th day of August, 2005.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$267,500.00.**

Rachel Neal
Affiant

Sworn to and subscribed before me on this 16th day of August, 2005.

My Commission Expires:
11-13-07

Shelby V. Street
Notary Public

SHELBY V. STREET
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN