WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00 .

Erin O'Brien

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: . 4/16/06

(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 09/21/05 09:02 2 pgs
Fees:13.00 Taxes:521.70

20050921-0113316

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0574

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin O'Brien	EquiFirst Corporation	142-14-0-199.00
(NAME)	(NAME)	
315 Clofton Drive	500 Forest Point Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, NC 28273	
(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, Loretta M. Glaser* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin O'Brien and Roy Magnus O'Brien, 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:

*an unmarried widow

Land in Davidson County, Tennessee, being Lot No. 2-A, on the Plan of Zone Lot Division, Harpeth View Estates, of record in Plat Book 6250, Page 211, as amended in Book 6250, Page 511, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Theodore W. Glaser and wife, Loretta M. Glaser by Warranty Deed from Kellie JoAnn Bayuzik, unmarried, dated June 22, 2001, of record in Instrument No. 20010706-0072216, Register's Office for Davidson County, Tennessee. Theodore W. Glaser died on March 28, 2005.

Christopher J. Glaser executes this instrument on behalf of Loretta M. Glaser pursuant to Power of Attorney of record in Instrument Number 20050921-0113315, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 315 Clofton Drive, Nashville, TN 37221

(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.

Witness my hand this 30th day of August, 2005.

Loretta M. Glaser by Christopher J. Glaser

Loretta M. Glaser by Christopher J. Glaser, Attorney in Fact

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 Loretta M. Glaser the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of August, 2005.

Commission expires:

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Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Christopher J. Glaser, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Loretta M. Glaser, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Loretta M. Glaser. Witness my hand and Notarial Seal this 30th day of August, 2005.

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Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027