BOX #14A

WARRANTY DEED

G#19229-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$895,000.00**

Larry D. Griffith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/07/05 13:11 2 pgs
Fees:13.00 Taxes:3311.50
20051007-0121459

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Yezbak	FIRST HORIZON HOME LOAN CORPORATION D/B/A FIRST TENNESSEE HOME LOANS	**131-7-125**
(NAME)	(NAME)	
1217 Lone Oak Road	P. O. Box 809	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis, TN 38101	
(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, **Larry D. Griffith and wife, Brenda J. Griffith,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Yezbak and wife, Lisa Yezbak**, 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:

Being the ~~southerly~~ southwesterly part of Lot No. 33 on the northwesterly part of Lot No. 34 on the plan of George W. Blair's revised subdivision of Belmont Park Place as of record in Book 421, pages 118 and 119, Register's Office for said County, described together as follows: Beginning in the center of Glendale Lane, formerly Lone Oak or Park Road as located on said Plan, on the line between Lots No. 33 and 38; thence with the center of said Lane, eastwardly 211 feet to a stake; thence southwardly 300 feet to a stake; thence westwardly and parallel with the center of said lane, 211 feet to a stake on the line between Lot Nos. 34 and 37; thence with said line and with the line between Lot Nos. 33 and 38 northwardly 300 feet to the beginning.

Included in the above description, but expressly excluded from this conveyance is the following described tract which was conveyed from John Will Marshall and wife, Jessie M. Marshall to Ernest Lewis White and wife, Geraldine M. White of record in Book 1344, page 179, said Register's Office:

Being a part of Lot Nos. 33 and 34 on the plan of George W. Blair's revised subdivision of Belmont Park Place, as of record in Book 421, page 118, 119, Register's Office for said County, described together as follows:
Beginning at a point in the center line of Glendale Lane, formerly Lone Oak or Park Road as located in said plan, said beginning point is the northeast corner of the property conveyed to John Will Marshall and wife, Jessie M. Marshall by deed from A. A. Boone and wife, as of record in Book 1341, page 662; thence with the center of said land westerly 105.5 feet; thence southwardly 300 feet; thence eastwardly 105.5 feet to a stake; thence northwardly 300 feet to a stake in the center of said Lane, the point of beginning.

Being the same property conveyed to Larry D. Griffith and wife, Brenda J. Griffith by deed from EquiVantage, Inc. Of record in Instrument No. 200001200006847 and re-recorded in Instrument No. 200002290019677 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of Record in Book 421, pages 118 and 119 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **1217 Lone Oak Road, Nashville, TN 37215**

(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 our hands this 19th day of September, 2005.

Larry D. Griffith

Brenda J. Griffith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires JULY 21, 2007

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry D. Griffith and wife, Brenda J. Griffith, the bargainors, 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 19th day of September, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public