File Box 14A

File# 19538-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 08:47 2 pgs
Fees:13.00 Taxes:1480.00
20060301-0023311

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Shawn McSpadden **Laura C. McSpadden**	**NEW OWNER**	**Map 131-08-0-B, Parcel 016co**
101 Glendale Garden Drive		
Nashville, TN 37204		

FOR AND IN 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,

Charles P. Yezbak, III and Lisa K. Yezbak, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Shawn McSpadden and Laura C. McSpadden, husband and wife

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. 16 on the Amended Final Plat of Glendale Garden, a Planned Unit Development, as of record in Book 6900, Page 273, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lisa K. Ortiz, an unmarried person, by Deed from Richard A. Leppingwell and wife, Elizabeth A. Leppingwell, of record in Book 10518, Page 537, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Charles P. Yezbak, III and wife, Lisa K. Yezbak, by Quitclaim Deed of record in Instrument No. 20001017-0103077, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Lisa K. Yezbak, pursuant to a Power of Attorney executed by same on the ____ day of February, 2006, of record in Instrument No. 20060301-0023310 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Glendale Garden, a Planned Unit Development, of record in Book 6544, Page 199 and as amended in Book 8044, Page 660, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **101 Glendale Garden Drive, Nashville, TN 37204**

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/our hand(s) this 23rd day of February, 2006.

Charles P. Yezbak, III

Lisa K. Yezbak

By: _____ ally in fact
Charles P. Yezbak, III, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Charles P. Yezbak, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Lisa K. Yezbak,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Lisa K. Yezbak** for the purpose therein contained, by signing the name of **Lisa K. Yezbak** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, **2006.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.