6

WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC W. ISELDYKE	PHH MORTGAGE SERVICES	72-7-139
(NAME)	(NAME)	
3107 OXFORD STREET	**3000 LEADENHALL ROAD**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	**MOUNT LAUREL, NJ 08054**	
(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, **STEVEN V. YATES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC W. ISELDYKE and CRYSTAL L. ISELDYKE, 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:

BEING LOT NO. 4 ON THE UNRECORDED PLAN OF THE RESUBDIVISION OF LOTS 62 AND 63, KENMORE PLACE SUBDIVISION, AS SHOWN OF RECORD IN PLAT BOOK 332, PAGE 32 AND 33, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 4 FRONTS 50 FEET ON THE WESTERLY MARGIN OF OXFORD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A LINE IN THE REAR ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO STEVEN V. YATES BY DEED FROM DONALD W. BRADBERRY AND WIFE, SANDRA BRADBERRY OF RECORD IN INSTRUMENT NO. 20050119-0006524 DATED JANUARY 14, 2005 AND RECORDED JANUARY 19, 2005 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **3107 OXFORD STREET, NASHVILLE, TN 37216**
(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 27th day of February, 2006.

Steven V. Yates
STEVEN V. YATES

By Mike Imstead, Power of Attorney
BY: MIKE IMSTEAD, POWER-OF-ATTORNEY

Davidson County DEEDWARR
Recvd: 03/03/06 14:58 2 pgs
Fees:13.00 Taxes:323.57
20060303-0025126

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

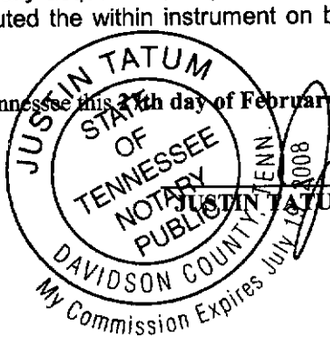
STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **MIKE IMSTEAD**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **STEVEN V. YATES** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **27th day of February, 2006.**

Commission expires: **July 19, 2008**



JUSTIN TATUM Notary Public