Davidson County DEEDWARR
Recvd: 08/03/06 09:00 3 pgs
Fees:18.00 Taxes:481.00
20060803-0094377

Name and Address of New Owner:

Douglas Yarosz
1437 Shelton Avenue
Nashville TN 37216

Send Tax Bills To:
Suntrust Mortgage Inc.
1001 Semmes Ave.
~~Same~~
Richmond, VA 23224

Prepared by:
Southeast Title
555 Marriott Dr., S-170
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
72-4 29.00

The actual consideration or value, whichever is greater for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me on July 14, 2006.

Notary Public

My Commission Expires

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Les Lazarus and Dan Heichelbeck, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Douglas Yarosz, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No.26 of Block A on the Map of Inglewood Golf Club Subdivision, as of record in Book 843, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Les Lazarus and Dan Heichelbeck by deed from Aaron Squyres and Karyn Tierney as successor Trustee, dated January 24, 2006, of record in Instrument No. 200601310011948, said Register's Office.

Also being the same property conveyed to Robert L. Kraus by Warranty Deed from Vasile Truta and wife, Ileana Truta, dated August 20, 2001, of record in Instrument No. 200108310094644, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1437 Shelton Avenue, Nashville, TN 37216.

JUL/14/2006/FRI 05:45 PM SOUTHEAST TITLE FAX No. 6152327211 P.017

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on July 14, 2006.

Les Lazarus

Dan Heichelbeck by Les Lazarus Attorney-in-Fact

Dan Heichelbeck

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Les Lazarus ~~and Dan Heichelbeck,~~ 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 the 14th day of July, 2006.

Notary Public

My Commission Expires:

JUL/14/2006/FRI 05:45 PM SOUTHEAST TITLE FAX No. 6152327211 P. 018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Les Lazarus to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dan Heichelbeck and acknowledged that he executed the same as the free act and deed of the said Dan Heichelbeck.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of July, 2006.

