jtc file no 20195-4
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/06 08:45 2 pgs
Fees:13.00 Taxes:1184.00
20061201-0148265

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

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
Charles P. Yezbak, III **Lisa Yezbak**	**First Horizon Home Loan Corporation D/B/A** **First Tennessee Home Loans**	**Map 131-07 Parcel 124.00**
1217 Lone Oak Road	**P.O. Box 809**	
Nashville, TN 37215	**Memphis, TN 38101**	

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,

Kathleen O'S. Mott, unmarried

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

Charles P. Yezbak, III 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:

Land in Davidson County, Tennessee, being the westerly 90 feet front of Lot No. 46, on the Plan of Lone Oak Heights, of record in Book 1424, page 2, Register's Office for said County.

Said property fronts 90 feet on the southerly margin of Lone Oak Road, formerly Glendale Lane and extends back 255.7 feet on the westerly line and 286.8 feet, more or less, on the easterly line to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Larry B. Mott and wife, Kathleen O'S. Mott, by Deed from Warren M. Evans, unmarried, of record in Book 5933, Page 950, Register's Office for Davidson County, Tennessee. The said Larry B. Mott having since died. The property is vested in Kathleen O'S. Mott as the surviving tenant by the entirety.

This conveyance is subject to restrictive covenants of record in Book 1488, Page 131, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (__X_) Unimproved (____) property, known as: **1219 Lone Oak Road, Nashville, TN 37215**

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 **30th** day of **November, 2006.**

Kathleen O'S. Mott

Kathleen O'S. Mott

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathleen O'S. Mott,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2006.**

Notary Public

My Commission Expires: 3/22/09

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