BILL GARRETT, Davidson County
Trans:T20090048767 DEEDWARR
Recvd: 07/20/09 13:05 2 pgs
Fees:13.00 Taxes:514.30
20090720-0067791

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
John C. Lodes, IV
2732 Airwood Drive
Nashville, TN 37214

MORTGAGEE
Beacon Federal
6611 Manlius Center Rd.
East Syracuse, NY 13057

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 095-12-O-A
PARCEL 204.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Gary L. Mraz and wife, Deborah Mraz,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John C. Lodes, IV,** 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. 30 on the plan of Lakeland, Phase Two, Section Two, of record in Plat Book 7900, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gary L. Mraz and wife, Deborah Mraz by deed from Terry L. Wakefield and wife, Jennifer P. Wakefield, dated July 22, 1999 and filed of record in Book 11605, Page 480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6781, Page 163, Declaration of Covenants, Conditions and Restrictions for Lakeland, Section II, Phase II and By-Laws of record in Book 7826, Page 462; Supplement and Amendment to the Declaration of record in Book 8079, Page 800; HOA Charter of record in Book 7820, Page 601; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2732 Airwood Drive Nashville, TN 37214.**

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 15th day of July, 2009.

Gary L. Mraz

Deborah Mraz

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary L. Mraz and wife, Deborah Mraz, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2009.

NOTARY PUBLIC

DEANNA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $139,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of July, 2009.

NOTARY PUBLIC

DAVID PAUL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES
MARCH 21, 2011