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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: () Title No: 42844
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marc J. Wentzel Donna L. Wentzel P.O. Box 597 Boulder Creek, CA 95006	SAME

TAX MAP-PARCEL NUMBERS: 162-10-132

Davidson County DEEDWARR
Recvd: 09/18/01 14:30 2pgs
Fees:13.00 Taxes:491.73
20010918-0101012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 132900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vincent Hoag and spouse, Rita M.* Hoag,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marc J. Wentzel and spouse, Donna L. Wentzel,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 132 on the Plan of Brook-view-Estates Section 2 of record in Book 4460, page 163, Register's Office for said County.

SAID Lot No. 132 fronts 43.70 feet on the northeasterly margin of Sue Court and extends back 118.22 feet on the westerly lines and 203.76 feet on the southeasterly line to a broken line in the rear, measuring 207.57 feet thereon.

BEING the same property conveyed to Vincent Hoag and wife, Rita H. Hoag by deed from Johnson Properties, a general partnership of record in Book 11018, page 422, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 163, said Register's Office, which Plan shows a 30 foot minimum building setback line from Sue Court and 10 foot and 5 foot easement for utility and drainage along the broken rear and westerly line(s) and a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot; Restrictive covenants of record in Book 4689, page 561, said Register's Office

This is improved property, known as: 609 & 611 Sue Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of September, 2001.

Vincent Hoag **Rita M. Hoag**

State of Tennessee
County of Davidson

On this 14th day of September, 2001, before me the undersigned authority, personally appeared **Vincent Hoag** and **Rita M. Hoag**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 132900.00

Affiant

Sworn and subscribed before me on the 14th day of September, 2001.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004