WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/01 11:51 2pgs
Fees:13.00 Taxes:141.53

20011017-0113091

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 38,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 2001

Notary Public

MY COMMISSION EXPIRES: 9-24-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee, 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc J. Wentzel (NAME)	Owner (NAME)	MAP 148
PO Box 597 (ADDRESS)	(ADDRESS)	GROUP 12
Boulder Creek, California 95006 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 202

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, Evelyn Ann Broerman and husband, Jack Broerman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marc J. Wentzel and wife, Donna L. Wentzel

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. 19-A, on the Plan of the Zone Lot Division of Lot No. 19, Hazelwood Section 12, of record in Book 6200, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Evelyn Ann Dowlen (now Evelyn Ann Broerman) by deed from Dante Fala and Hans H. Holzen of record in Book 6296, Page 82, Register's Office, Davidson County, Tennessee. Jack Broerman herein joins to convey any and all rights and interest he may have, if any.

Evelyn Ann Dowlen and Evelyn Ann Broerman is one in the same person.

J. T. White executed this instrument on behalf of Evelyn Ann Broerman and husband, Jack Broerman pursuant to a Power of Attorney of record in Instrument #20011017013090, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6276, Page 884 and Book 4562 and Page 138, said Register's Office.

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

CONTINUED

unimproved ( )
This is improved (X) property, known as 4617 Artelia Drive, Antioch, Tn 37013
(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 16th day of October 2001

Evelyn Ann Broerman
By: Evelyn Ann Broerman
J. T. White, Attorney-in-fact
J. T. White
ATTORNEY-IN-FACT

Jack Broerman
BY: Jack Broerman
J. T. White, Attorney-In-Fact
J. T. White
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J. T. White as Attorney-in-Fact for Evelyn Ann Broerman and husband, Jack Broerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of October, 2001.

_____
NOTARY PUBLIC

My Commission Expires:

9-24-2005

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to minimum building setback lines and public utility and drainage easements, of record in Book 6200, Page 22, said Register's Office.