THIS INSTRUMENT PREPARED BY:
Mollie E. Mahan
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 01/22/04 15:51 2pgs
Fees:13.00 Taxes:148.00
20040122-0008788

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2004.

Notary Public

My Commission Expires: 5/30/2004

DENISE JOSCELYN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Bruce Dehkes, Jr.
9101 Old Cedar Avenue South, No. 106
Bloomington, MN 55425

Dale Robert Hamill
5561 Clemwood Court
Grand Rapids, MI 49546

Send Tax Bills To:
Same

Map-Parcel Number:
052-13-0 066.00
052-13-0 067.00
052-13-0 068.00
052-13-0 069.00
052-13-0 070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCES LENTZ TURNBULL, unmarried, formerly known as FRANCES R. LENTZ and ELMA S. COCHRAN, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BRUCE DEHKES, JR. and DALE ROBERT HAMILL,** hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 19, 20, 21, 22 and 23 of the Plan of Wooddale Drive Annex, a plan of which is of record in Book 547, pages 109-110, Register's Office of Davidson County, Tennessee. Said Lots Nos. 19, 20, 21, 22 and 23 adjoin and front 50 feet each on the northerly side of Wooddale Drive and extend back between parallel lines 155 feet to a deadline, and measure 50 feet each thereon.

Being the same property conveyed to Frances R. Lentz, a one-half undivided interest, and Elma S. Cochran, a one-half undivided interest, by deed from R. M. Eller and wife Johnie L. Eller of record in Book 2884, page 85, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 109-110, Register's Office for said County.

This is unimproved property known as 2137, 2141, 2145, 2149 and 2153 Wooddale Lane, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs, and assigns forever; and we covenant with 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 7 day of January, 2004.

Frances Lentz Turnbull

Frances Lentz Turnbull

By: _____
Allen D. Lentz, attorney in fact

Elma S Cochran

Elma S. Cochran

By: _____
Robert T. Cochran, Jr., attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALLEN D. LENTZ,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he 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, at office, this 7 day of January, 2004.

Brenda M Duckworth

BRENDA M. DUCKWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMM. EXPIRES: 11-25-2006

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT T. COCHRAN, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he 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, at office, this 7 day of January, 2004.

Brenda M Duckworth

BRENDA M. DUCKWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMM. EXPIRES: 11-25-2006

Notary Public

My Commission Expires: _____