Dav. Co. File Box 14-A
jtc file no. 17275-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/04 08:33 2pgs
Fees:13.00 Taxes:584.23
20040726-0088750

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$157,900.00**

Heather Kennel
Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2004.

Notary Public

My commission expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
Comm. Expires 05/30/07

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
Heather Kennel	**Henry Herschberger**	**Map 173-9A, Parcel 103.00CO**
610 St. Jules Lane	**901 North Vine Street**	
Nashville, TN 37211	**Arthur, IL 61911**	

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,

John S. Bruck and wife, Lisa M. Bruck

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

Heather Kennel, Unmarried

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. 111 on the Plan of Lenox Village, Revision One, Section Two, a Planned Unit Development, as of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to John S. Bruck and wife, Lisa M. Bruck by Warranty Deed from Signature Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20040202-0012664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed Restrictions, of record in Instrument No. 20020315-0032825; Declaration of Charter, Easements, Covenants and Restrictions and By-Laws in Instrument No.20020315-0032826, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (_____) property, known as: **610 St. Jules Lane, Nashville, TN 37211**

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 convenant 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 **23rd** day of **July, 2004.**

John S. Bruck

Lisa M. Bruck

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 **John S. Bruck and wife, Lisa M. Bruck,** the bargainors, 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 **23rd** day of **July, 2004.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07