Davidson County DEEDWARR
Recvd: 08/12/04 13:14 2pgs
Fees:13.00 Taxes:614.20

20040812-0097549

WARRANTY DEED

Return to
Hickory Hollow Title, LLC
301 S perimeter Park Drive
Suite 114
Nashville, TN 37211

LEE SAVAGE NOTARY PUBLIC AT LARGE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$166,000.00**.

Natasha Bilbrey
Affiant

Subscribed and sworn to before me, this the 30th day of July, 2004.

Notary Public

My commission expires: 3-31-07
(AFFIX SEAL)

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
Grace A Long	New Owner	**Map 150-4, Parcel 022.00**
3216 Brookmont Circle		
Antioch, TN 37013		

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 Edward Lerchen and wife, Joan Louise Lerchen

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

Grace A Long

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. 563, on the Plan of Kensington of Priest Lake, Section One-A, of record in Plat Book 5200, page 707, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Edward Lerchen and wife, Joan Louise Lerchen by Deed from Philhall Corporation, of record in Book 6494, Page 909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6225, Page 369, Register's Office of Davidson County, Tennessee; 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: **3216 Brookmont Circle, 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 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 **30th** day of **July, 2004.**

John Edward Lerchen

Joan Louise Lerchen

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 Edward Lerchen and Joan Louise Lerchen,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **July, 2004.**

Notary Public

My Commission Expires: 5/30/07

