REALTY TITLE IS
BOX 48A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,900.00

Sharon Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of January, 2005

Jamie Crutchfield
Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/27/05 10:21 2 pgs
Fees:13.00 Taxes:458.43
20050127-0010031

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Richard Henthorn | New Owner | Map 108 |
| 924 Norwalk Drive | | Group 04-0 |
| Nashville, TN 37214 | | Parcel 125.00 |

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

**Elliott Linhoss and wife, Denise Linhoss**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Richard Henthorn and Anthony Otero, joint tenants with right of survivorship**
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. 312, on the Plan of Larchwood, Section 6, as of record in Plat Book 6250, Page 235, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Elliott Linhoss and wife, Denise Linhoss by deed from Shelton L. Becker, unmarried, of record in Book 11673, page 932, said Register's Office.

This conveyance is subject to: (1) 2005 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Plat Book 6250, page 235, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6452, page 163, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 924 Norwalk Drive, Nashville, TN 37214

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 our hands this 24th day of January, 2005.

Elliott Linhoss

Denise Linhoss

STATE OF GEORGIA
COUNTY OF Spalding

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elliott Linhoss and wife, Denise Linhoss, 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 Griffin, Georgia, this 24th day of [illegible], 2007.

My Commission Expires:

Notary Public, Spalding County, Georgia
My Commission Expires Feb. 19, 2008

Notary Public

