Davidson County DEEDWARR
Recvd: 02/24/05 14:22 2 pgs
Fees:13.00 Taxes:665.63
20050224-0020659

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

**ADDRESS NEW OWNER:**
**Michael J. Henderson, a single man**
**104 Dorr Drive**
**Goodlettsville, TN 37072**

**SEND TAX BILLS TO:**
**New Owner**

**Map # 18.12-0-37.00**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Lori D. Atchley, unmarried,** hereinafter called the **Grantors**, do hereby convey unto **Michael J. Henderson, unmarried** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Tract One: Situated in Davidson County, Tennessee, being Lot No. 42 on the plan of Connell Estates, Section Two of record in Plan Book 2900, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

TRACT TWO: Being an 8007 square foot parcel of land lying in Davidson County, Tennessee, City of Goodlettsville, as follows:

Beginning at an existing iron pin lying at the northeast corner of herein described parcel, also being the northeast corner of said Chuck Crook property, said point further described as being southeast corner of Lot #42 of Connell Estates, Section II (Plat Book 2900 Page 150), and also lying in the west line of Mansker Heights, Section II (Plat Book 3106, Page 43); thence leaving said point of beginning and running with the West line of Mansker Heights and Lot #20 of said Mansker Heights South 6 degrees 16 minutes 32 seconds West a distance of 82.00 feet to a set iron pin lying at the northeast corner of Lot #1 of Squires Point Subdivision, Section II (Plat Book 7164, Page 54); thence running with the north line of said Lot #1 North 84 degrees 54 minutes 43 seconds West a distance of 195.32 feet to a set pin in the south line of said Connell Estates; thence with the south line of Connell Estates and said Lot #42 North 72 degrees 29 minutes 46 seconds East a distance of 213.40 feet to the point of beginning and containing 8007 square feet according to a survey by Willis Land Surveying, License #1547, dated January 14, 1995.

TRACT TWO has no access or road frontage and contains less than 5 acres and cannot be conveyed as described herein without the conveyance of a parcel of land which would provide access.

Being the same property conveyed to Lori D. Atchley on February 5, 2003 by Warranty Deed of record in Instrument No. 20030210-0017819, said Register's Office.

**This is improved property known as 104 Dorr Drive, Goodlettsville, TN 37072**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER CONVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 18th day of February, 2005.

Lori D. Atchley

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Lori D. Atchley known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

**SUBSCRIBED AND SWORN TO BEFORE ME** this 18th day of February, 2005.

Notary Public in and for the
State of Tennessee

My Commission Expires: 10/22/08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO.

---

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $179,900.00.

Affiant

Sworn and subscribed before me on 2/18/2005.

Notary Public

My Commission Expires: 6/22/2008.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN