Davidson County DEEDWARR
Recvd: 10/24/05 10:52 2 pgs
Fees:13.00 Taxes:439.26
20051024-0127911

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN EMILY H. PROPHET *NOTARY PUBLIC* STATE OF TENNESSEE My Commission Expires January 26, 2008	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$118,720.00.** B Magdal Affiant Subscribed and sworn to before me, this the 20th day of October, 2005. E Prophet Notary Public My commission expires:_____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To: NEW OWNER	Map-Parcel Numbers
John E. Kirchoff	~~**Countrywide Home Loans, Inc.**~~	074 8 182.00
387 Bonnavale Drive		074 080 182.00
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Karin A. Magdal, an unmarried woman

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

John E. Kirchoff and wife, Barbara Kirchoff

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. 883 on the Plan of Hermitage Hills Subdivision, Section 8, recorded in Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all of the same property conveyed to Bryan B. Magdal and wife, Karin A. Magdal by deed from Elmer C. Freund and wife, Johnna C. Freund of record in Book 8139, Page 376, Register's Office for Davidson County, Tennessee.

Bryan B. Magdal having quitclaimed to Karin A. Magdal of record in Book 11691, Page 314 and Bryan B. Magdal and wife, Karin A. Magdal having since divorced, the property is now vested in Karin A. Magdal, unmarried.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **387 Bonnavale Drive, Hermitage, TN 37076**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 20th day of October, 2005.

Karin A. Magdal

Karin A. Magdal

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Karin A. Magdal** ~~and~~, the bargainor(s) 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, at office, this **20th** day of **October, 2005.**

Notary Public

My Commission Expires:

EMILY H. PROPHET
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008