Davidson County DEEDWARR
Recvd: 01/17/06 13:44 2 pgs
Fees:13.00 Taxes:499.50
20060117-0006249

Name and Address of New Owner:

Dillard F. Henning
3222 Torbett Street
Nashville, TN 37209

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
5200 Maryland Way Ste.110
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $135,000.00

Map & Parcel No.
P/O 092 0900 66.00-

Affiant
Subscribed and sworn to before me on this 01/12/06.

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: SEPTEMBER 30, 2006

Notary Public

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, George Ganaway and Kenyatta Crawford (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Dillard F. Henning and Michelle Henning, Husband and Wife (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 58, on the plan of G. E. Jackson's Subdivision of the Marable Tract, as of record in Plat Book 161, Page 86, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Ganaway by Warranty Deed dated 06/09/2005 of record in Instrument No. 20050609-0066237, said Registers Office. Reference is also made to The Last Will and Testament of Ida B. Morrison filed for probate in 2003 in Docket No. 03P-389, Probate Court for Davidson County, and to the Last Will and Testament of Mattie Duncan of record in Will Book 50, page 310, Probate Court for Davidson County, Tennessee.

**

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3222 Torbett Street, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their successors and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

** Also see Quitclaim Deed record in Instrument No. 20050817-0097649, said Register's Office.

GRANTOR further covenants and bind herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 01/12/06.

George Ganaway

Kenyatta Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared George Ganaway and Kenyatta Crawford, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 01/12/06.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires:

My Commission Expires: SEPTEMBER 30, 2006