Davidson County DEEDWARR
Recvd: 04/06/06 11:24 2 pgs
Fees:13.00 Taxes:355.20
20060406-0039656

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $96,000.00 .

Affiant

Subscribed and sworn to before me this 31st day of March, 2006.

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My Commission Expires 01/26/08

06-0157

Address of New Owner:	Send Tax Bills to:	Tax Information:
Wendy S. Day	New Owner	155
8484 Poplar Creek Road		138.00
Nashville, TN 37221		

WARRANTY DEED

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 **David M. Kofink and wife, Katherine L. Kofink**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wendy S. Day**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

TRACT NO. I

Being a parcel in the 9th Civil District of said County, on the north side of Poplar Creek Road, being a portion of a 3.5 acre tract of record in Book 1290, Page 366, Register's Office for Davidson County, Tennessee, described according to a survey made by S. H. Hutchinson, Surveyor, as follows:

BEGINNING at an iron stake; the southwest corner of H.G. Hall land and the southeast corner of Robert L. Johnson 30.8 acre tract in Priscilla Cathey's north line; thence south 3 degrees west 53 feet to a point in center of the Poplar Creek Road; thence with said road, as follows; South 87 degrees west 115.4 feet, south 84 degrees west 105 feet to a point in the said road, Earl Deal's northeast corner, in east line of Priscilla Cathey's 15 acre tract; thence with east line of said 15 acre tract north 15 degrees 97 feet to an iron stake in south line of Robert L. Johnson's 30.8 acre tract, Red Oak and Black Gum pointers; thence with Johnson's south line, south 86 degrees east 250.2 feet to the point of beginning containing .38 of an acre, more or less.

TRACT NO. II

Being in the 9th Civil District of said County, north and near the Poplar Creek Road, described according to a survey made by L. H. Hutchinson, dated October 9, 1965, as follows:

BEGINNING at an iron stake, the southeast corner of Robert L. Johnson's 30.8 acre tract and H.C. Hall's southwest corner in north line of Priscilla Cathey's 3.5 acre tract, thence north 86 degrees 30 minutes west 250.2 feet to an iron stake in Johnson's south line, the north corner between Priscilla Cathey's two tracts, Red Oak and Black Gum pointer; thence north 4 degrees east 150 feet to an iron stake, hickory pointer; thence south 88 degrees 30 minutes east 250 feet to an iron stake in H.C. Hall's west line;

thence with said line, south 3 degrees west 165 feet more or less to the point of beginning, containing .90 acre, more or less.

Being the same property conveyed to David M. Kofink and wife, Katherine L. Kofink by deed from Hal Wilson, married, dated August 23, 2001, recorded in Instrument No. 20010829-0093773, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **8484 Poplar Creek Road, Nashville, TN 37221.**

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 31st day of March, 2006.

David M. Kofink

Katherine L. Kofink, by David M. Kofink, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **David M. Kofink**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of March, 2006.

Notary Public

My Commission Expires: 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **David M. Kofink**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Katherine L. Kofink** and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Franklin, Tennessee, this 31st day of March, 2006.

Notary Public at Large

My Commission Expires: 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE