07

Realty Title
Box 48A

Return to:
Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2006.

Notary Public
My commission expires: 11/22/08

07-0605-82713

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Turner	Countrywide Home Loans, Inc.	72-03-0-141
1227 Howard Avenue	P. O. Box 660694	
Nashville TN 37216	Dallas, TX 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer C. Henning, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Turner, unmarried,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the east 50 feet of Lot No. 159, on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 159 fronts 50 feet on the northerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Jennifer C. Henning by deed from R. Stuart Gaut, dated 6-30-04, of record in Instrument No. 20040706-0079845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Christopher B. Henning, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 1227 Howard Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/31/06 13:18 2 pgs
Fees:13.00 Taxes:702.63

20060531-0063829

WITNESS my hand this 25th day of May, 2006.

Jennifer C. Henning by Melissa D. Rogers
her attorney-in-fact

Christopher B. Henning by Melissa D. Rogers
Christopher B. Henning by Melissa D. Henning, his 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 Melissa D. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jennifer C. Henning and Christopher B. Henning and that she is authorized by Jennifer C. Henning and Christopher B. Henning to execute this instrument on their behalf.

Witness my hand in Franklin, TN, this 25th day of May, 2006.

Deborah K. Devine
Notary Public
State of Tennessee at Large

My Commission expires: 11/22/08

Deborah K. Devine
State of Tennessee Notary Public
Davidson County