Davidson County DEEDWARR
Recvd: 10/27/06 10:01 2 pgs
Fees:13.00 Taxes:181.30
20061027-0133381

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Holly Hudspeth 302 Shevel Drive Goodlettsville, TN 37072	Same as New Owner	Map 25-11 Parcel 7

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LEE GROITZSCH and wife, RENE GROITZSCH, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto HOLLY HUDSPETH, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Plan of Ranchwood Estates, Section II, as of record in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Lee Groitzsch and wife, Rene Groitzsch, by deed from Jerry Anne Filson, joined by her husband, Ronnie L. Filson, of record in Instrument No. 20060721-0088221, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property known as 131 Dora Drive, Goodlettsville, Tennessee 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, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Restrictive Covenants of record in Book 3797, page 290, said Register's office.

3. Any and all matters as they may appear on the Plan of Record in 3600, page 67, said Register's Office.

And, we, the GRANTORS, 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

LEE GROITZSCH executes this Warranty Deed as Attorney-in-Fact for RENE GROITZSCH, under a Power of Attorney recorded in Instrument No. 20061027-0133380, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

LEE GROITZSCH

RENE GROITZSCH
By: LEE GROITZSCH, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE GROITZSCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of October, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 24th day of October, 2006, before me, personally appeared LEE GROITZSCH, to me known to be the person who executed the foregoing instrument on behalf of RENE GROITZSCH, and acknowledged that he executed the same as the free act and deed of the said RENE GROITZSCH.

WITNESS my hand and official seal this the 24th day of October, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $49,000.00.

Affiant

Sworn to and subscribed before me, this the 24th day of October, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009