This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOX 13
12783

ADDRESS NEW OWNER:
Katie Herzig
3104 McCombs Avenue
Nashville, Tennessee 37211

SEND TAX BILL TO:
American Equity Mortgage
11933 Westline Industrial Dr.
St. Louis, MO 63146

MORTGAGEE:
American Equity Mortgage
11933 Westline Industrial Dr.
St Louis, MO 63146

MAP	119-14
GROUP	
PARCEL	36.00

Davidson County DEEDWARR
Recvd: 02/06/07 15:08 2 pgs
Fees:13.00 Taxes:640.10
20070206-0015664

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles D. Tenpenny and wife, Barbara Tenpenny,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Katie Herzig, unmarried**, hereinafter called the GRANTEE, her 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. 2 on the plan of Pleasant View Subdivision being a Re-Subdivision of Lots 80 and 81 Pleasant View Subdivision, of record in Book 5060, Page 132, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles D. Tenpenny and wife, Barbara Tenpenny by deed from Boone Sullivan and wife, Velma Sullivan of record in Book 5136, page 745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **3104 McCombs Avenue, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **30th** day of **January, 2007.**

Charles D. Tenpenny

Barbara Tenpenny

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles D. Tenpenny and wife, Barbara Tenpenny**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of January, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $173,000.00

AFFIANT

Subscribed and sworn to before me on this 30th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 7/25/09