NUMBER
270452 (1)

| This Instrument Prepared By: | Owner: | Send Tax Bills To: |
|---|---|---|
| R. W. Hardison, Attorney at Law<br>506 N. High Street<br>Post Office Box 1967<br>Columbia, TN 38401 | Diversified Management Group, LLC, a Tennessee limited liability company<br>1937 Burke Hollow Rd<br>Nolensville, TN 37135-9407 | (same as owner) |

Davidson County DEEDWARR
Recvd: 06/06/07 11:08 2 pgs
Fees:13.00 Taxes:377.40

20070606-0067711

# GENERAL WARRANTY DEED

This indenture is made and entered into this 29th day of May, 2007 between **Les Lazarus and Dan Heichelbech** (hereinafter referred to as "GRANTOR") and **Diversified Management Group, LLC, a Tennessee limited liability company** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

**SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:**

**Lot 14 of the Clovernook Subdivision as shown by a map of record in Book 2900 at page 52 in the Davidson County, Tennessee Register of Deeds office. Said Lot 14 fronts 140.96 feet on the east side of Clovernook Drive and extends back 118.5 feet on the northerly line and 168.2 feet on the southerly to a line in the rear on which measures 131.3 feet.**

**BEING the same property conveyed to Les Lazarus and Dan Heichelbech by instrument of record in Instrument No. 20070131-0012767 in the Davidson County, Tennessee Register of Deeds office.**

**Tax Parcel # 094.12-0-058.00**

**The above-described property is the same property contained in the prior deed and no new survey is available.**

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Les Lazarus By Dan HL AIF
Les Lazarus

Dan HL
Dan Heichelbech

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Dan Heichelbech**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 29th day of May, 2007.

ALYSSA N. HAY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.
My Commission Expires JULY 17, 2010

Alyssa N. Hay
NOTARY PUBLIC
Commission Expires: _____

State of Tennessee
County of Maury

On this 30th day of May, 2007 , before me, the undersigned Notary Public in and for said County and State, personally appeared Dan Heichelbech with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Les Lazarus, by Power of Attorney, and who acknowledged that he executed the same as the free act and deed of ~~theirsh~~.

Witness my hand and official seal of office this 30 day of May, 2007

*SEAL*

ALYSSA N. HAY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.
My Commission Expires JULY 17, 2010

Alyssa N. Hay
NOTARY PUBLIC
COMMISSION EXPIRES:_____

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $102,000.00.

Jessica A. White
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 30 DAY OF May, 2007.

*SEAL*

ALYSSA N. HAY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.
My Commission Expires JULY 17, 2010

Alyssa N. Hay
NOTARY PUBLIC
COMMISSION EXPIRES: