Davidson County DEEDWARR
Recvd: 08/03/07 09:24 3 pgs
Fees:18.00 Taxes:303.40
20070803-0092416

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.
Joe E. Willis, et ux 2219 Neely's Bend Rd. Madison, Tn. 37115	Same as New Owner	Map 43-05 Parcel 015.00

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, KATHERINE M. DECK, a single woman, and ROBERT L. BOHNENSTIEL, JR. , joined by his wife, LYNNE A. BOHNENSTIEL, each owning a one-half (½) undivided interest, with right of survivorship, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JOE E. WILLIS and wife, MICHELE A. WILLIS, hereinafter referred to as the "GRANTEES", their 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 the easterly 100 feet of the westerly 160 feet of the southerly half of lot "E" on the corrected map of W. P. Ready's Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for said County.

Said part of lot "E" fronts 100 feet on the northerly side of Thornton, formerly Anderson Road and runs back between parallel lines 266 feet to a dead line.

Being the same property conveyed to Katherine M. Deck by deed from Edna Gertrude McMurtry, dated May 13, 1959, of record in Book 2909, page 193, Register's Office for Davidson County, Tennessee, and a one-half undivided interest was quitclaimed to Robert L. Bohnenstiel, Jr. by Quitclaim Deed from Katherine M. Deck, filed for record in Instrument #20060712-0083612, Register's Office for Davidson County, Tennessee. The said property is now owned by Katherine M. Deck and Robert L. Bohnenstiel, Jr., each owning a one-half (½) undivided interest with right of survivorship.

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

The current mailing address for said property is 315 Anderson Lane, Madison, TN 37115.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: LYNNE A. BOHNENSTIEL, wife of ROBERT L. BOHNENSTIEL, JR., joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

ROBERT L. BOHNENSTIEL, JR. executes this Warranty Deed as Attorney-in-Fact for KATHERINE M. DECK, under a Power of Attorney of record in Instrument No. 20070731-0090464, Register's Office for Davidson County, Tennessee.

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

"GRANTORS"

ROBERT L. BOHNENSTIEL, JR.

LYNNE A. BOHNENSTIEL

KATHERINE M. DECK by Robt L. Bohnenstiel Jr. AF
By: Robert L. Bohnenstiel, Jr.,
Attorney In Fact

"GRANTEES"

JOE E. WILLIS

MICHELE A. WILLIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. BOHNENSTIEL, JR. and wife, LYNNE A. BOHNENSTIEL, and JOE E. WILLIS and wife, MICHELE A. WILLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of July, 2007.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 31st day of July, 2007, before me, personally appeared ROBERT L. BOHNENSTIEL, JR., to me known to be the person who executed the foregoing instrument on behalf of KATHERINE M. DECK, and acknowledged that he executed the same as the free act and deed of the said KATHERINE M. DECK.

WITNESS my hand and official seal this the 31st day of July, 2007.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

Joe E. Willis
Affiant

Sworn to and subscribed before me, this the 31st day of July, 2007.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE