Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/28/07 08:53 2 pgs
Fees:13.00 Taxes:799.20
20070828-0102873

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $216,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2007.

Notary Public
My commission expires: 2/22/09

03-0708-34900

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy Hobrock	Countrywide Home Loans, Inc.	51-01-0-036
310 Port Drive	P.O. Box 660694	
Madison TN 37115	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, Karl D. Bohnert and wife, Sherrill K. Bohnert; and Bruce Christensen, unmarried, and Ron Christensen, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy Hobrock, 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:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Sherry Heights, Section III, of record in Book 2331, Pages 126-127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karl D. Bohnert and wife, Sherrill K. Bohnert, a 70% undivided interest; Bruce Christensen, a 15% undivided interest and Ron Christensen, a 15% undivided interest by deed from Carl L. Sumruld and wife, Aggie M. Sumruld, dated 11/10/00, recorded 11/13/00, of record in Instrument No. 20001113-0112347, 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.

This property is improved property known as 310 Port Drive, 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, 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.

WITNESS my hand this 22nd day of August, 2007.

Karl D. Bohnert

Karl D. Bohnert

Sherrill K. Bohnert

Sherrill K. Bohnert

Ron Christensen

Ron Christensen
By: Sherrill K Bohnert,
Sherrill K. Bohnert, his attorney in fact
attorney in fact

Bruce Christensen

Bruce Christensen
By: Sherrill K Bohnert attorney-in-fact
Sherrill K. Bohnert, his attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Karl Bohnert and Sherrill Bohnert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 22nd day of August, 2007.

Angela A. Ramsey

Notary Public
State of Tennessee at Large

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

My Commission expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sherrill K. Bohnert, 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 Ron Christensen and Bruce Christensen and that she is authorized by Ron Christensen and Bruce Christensen to execute this instrument on their behalf.

Witness my hand and seal at HENDERSONVILLE, Tennessee, this 22nd day of August, 2007.

Angela A. Ramsey

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010