Davidson County DEEDWARR
Recvd: 09/04/07 13:15 2 pgs
Fees:13.00 Taxes:628.63
20070904-0105838

Return To:
New Owner

This Instrument Prepared By:
GREENWAY TITLE, INC.
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Rachel Marie Sobrero
3312 East Lake Drive
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MAP 108
GROUP 12
PARCEL 228

MORTGAGEE:
FRANKLIN AMERICAN MTG. CO.
501 Corporate Center Drive, #400
Franklin, TN 37067

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, **Michael S. Henry and wife, Kerrie Wallace Henry, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Rachel Marie Sobrero, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot 74, on the Plan of Trailwood Subdivision, Section 5, according to plat and survey of same appearing of record in Book 6900, pages 477-479, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Michael S. Henry and wife, Kerrie Wallace Henry, by deed of record in Book 9741, page 569, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

The captioned property is subject to restrictive covenants per plat and of record in Book 8078, page 521, of the said Register's Office.

This is improved property known as 3312 East Lake Drive, Nashville, Tn 37214.

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 she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind himself/herself, his/her heirs and assigns, to warrants and forever defends the title to the said land to the said GRANTEE, 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 29th day of August, 2007.

Michael S. Henry

Kerrie Wallace Henry

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael S. Henry and Kerrie Wallace Henry**, the bargainors, 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 and official seal at office, this 29th day of August, 2007.

TERRI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/11

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $169,900.00.

Rachel Marie Schreno
AFFIANT

Subscribed and sworn to before me on this 29th day of August, 2007.

TERRI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/11