Davidson County DEEDWARR
Recvd: 11/01/07 11:06 2 pgs
Fees:13.00 Taxes:1184.00
20071101-0128833

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael L. Bohleber	NEW OWNER	Parcel ID:
2625 Habersham Ave.		09508021600
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Stephen J. Kozy and wife, Charlene J. Kozy

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michael L. Bohleber and wife, Angela I. Bohleber

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 15, on the Plan of Section Three, Bluefield Square, of record in Plat Book 5200, Page 193, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Stephen J. Kozy and wife, Charlene J. Kozy, as tenants by the entirety, by Quitclaim Deed from W. Wayne LeRoy, Trustee, of record in Book 8836, Page 514, Register's Office for said County, dated December 28, 1992. See also Quitclaim Deed of record in Book 6531, Page 213, and Deed in Book 6055, Page 838, and re-recorded in Book 6072, Page 292, said Register's Office.

PART OF LOT 14 AND THE 2 FOOT WIDE AND 15 FOOT WIDE STRIPS ADJACENT TO AND SOUTH OF SAID PART OF LOT 14 AND LOT 15

LAND LOCATED IN THE 15TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING A TRIANGULAR PORTION OF THE SOUTHWEST CORNER OF LOT 14, SECTION 3, BLUEFIELD SQUARE (BOOK 5200, PAGE 193, R.O.D.C., TN.) A PART OF THE 2 FOOT WIDE RESERVED STRIP SHOWN ON BLUEFIELDS SUBDIVISION (BOOK 843, PAGE 34 R.O.D.C., TN.) AND PART OF THE 15 FOOT WIDE RESERVED STRIP SHOWN ON PLAN OF WOODBERRY PARK (BOOK 2133, PAGE 117, 118 & 119 R.O.D.C., TN.) SOUTH OF AND ADJACENT TO LOT 15 AND SAID SOUTHWEST CORNER OF LOT 14, DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 10-23-07 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE COMMON LINE BETWEEN LOTS 14 AND 15, SECTION 3, BLUEFIELD SQUARE (BOOK 5200, PAGE 193 R.O.D.C., TN.), SAID ROD BEING LOCATED S 16 49'22" W 158.44 FEET FROM A CONCRETE MONUMENT (OLD) ON THE SOUTHEASTERLY MARGIN OF HABERSHAM AVENUE AT THE COMMON FRONT CORNER OF SAID LOTS 14 AND 15, SAID LOT 14 BEING OWNED BY RAYMOND E. TOMLINSON (BOOK 6532, PAGE 84 R.O.D.C., TN.); THENCE, LEAVING THE LINE BETWEEN SAID LOTS 14 AND 15, SEVERING SAID LOT 14 AND A 2 FOOT WIDE RESERVED STRIP SHOWN ON BLUEFIELDS SUBDIVISION (BOOK 843, PAGE 34 R.O.D.C., TN.) AND A 15 FOOT WIDE RESERVED STRIP SHOWN ON PLAN OF WOODBERRY PARK (BOOK 2133, PAGE'S 117, 118 AND 119 R.O.D.C., TN.)
S 31 05'00" E 29.36 FEET TO AN IRON ROD (OLD0 IN THE NORTHERLY LINE OF LOT 55 OF SAID WOODBERRY PARK, SAID LOT 55 BEING OWNED BY RAYMOND C. DAVIS AND BARBARA C. DAVIS (BOOK 9402, PAGE 799 R.O.D.C., TN.); THENCE WITH SAID LOT 55
S 58 55'00" W, PASSING THE NORTHWEST CORNER OF SAID LOT 55 AT THE NORTHERLY TERMINUS OF DAVID DRIVE AND THE NORTHEAST CORNER OF LOT 54 OF SAID WOODBERRY PARK AT THE NORTHERLY TERMINUS OF SAID DAVID DRIVE FOR A TOTAL DISTANCE OF 165.22 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 54 WHICH IS OWNED BY JOHN W. FRAZIER, III, ET UX (BOOK 5299, PAGE 897 R.O.D.C., TN.); THENCE LEAVING SAID LOT 54, SEVERING SAID 15 FOOT WIDE RESERVED STRIP
N 31 05'00" W 14.56 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID 2 FOOT WIDE RESERVED STRIP; THENCE SEVERING SAID 2 FOOT WIDE STRIP
N 05 06'33" E 2.48 FEET TO A CONCRETE MONUMENT (OLD) AT THE SOUTHWEST CORNER OF SAID LOT 15 AND AT THE SOUTHEAST CORNER OF LOT 109 OF SAID BLUEFIELDS SUBDIVISION, SAID LOT 109 BEING OWNED BY LARRY D. JACKSON (INST. # 20021220-0157575 R.O.D.C., TN.); THENCE WITH THE SOUTHERLY LINE OF SAID LOT 15
N 58 55'00" E 149.59 FEET TO AN IRON ROD (OLD) AT THE ORIGINAL COMMON REAR CORNER OF

SAID LOTS 14 AND 15; THENCE WITH THE ORIGINAL LINE BETWEEN SAID LOTS 14 AND 15 N 16 49'22" E 19.09 FEET TO THE POINT OF BEGINNING CONTAINING 0.06 ACRES MORE OR LESS.

BEING part of the same property conveyed to Stephen J. Kozy by Quitclaim Deed from Clyde Paul Holland, Trustee of record in Book 6508, Page 67, Register's Office for said County. See also deed of record in Book 6531, Page 211 and Book 8836, Page 514, Register's Office for said County. Also being part of the same property conveyed to Stephen J. Kozy by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, of record in Book 6580, Page 70 and see also Book 8836, Page 515, said Register's Office. See also deed of record in Book 6532, Page 84, said Register's Office. Being the same property conveyed to Charlene Kozy by Quitclaim Deed from Raymond E. Tomlinson and wife, Joyce F. Tomlinson of record in Instrument 20060815-0100403, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5491, Page 670, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 193; and (3) Sewer, Drainage and Water Main Easement of record in Book 6626, Page 332, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2625 Habersham Ave., 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 GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 26th day of October, 2007.

Stephen J. Kozy

Charlene J. Kozy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen J. Kozy and Charlene J. Kozy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
TENN.