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Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 01/28/08 08:13 2 pgs
Fees:13.00 Taxes:600.51

20080128-0008275

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,300.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF JANUARY, 2008. Notary Public MY COMMISSION EXPIRES: May 23, 2009. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda S. Kinnie	First Community Mortgage Inc.	**176-5-54**
(NAME)	(NAME)	
101 Sunshine Court	1610 S. Church St., Suite A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Les Lazarus and Dan Heichelbech**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda S. **Kinnie , and husband Henry L. Benson**, 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:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hickory Woods Subdivision, Section B, of record in Plat Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffrey Alan Hall, unmarried by Warranty Deed from Brian M. Wooten and Michelle D. Wooten, both unmarried on January 28, 1999 and recorded on February 2, 1999 in Book 11323, page 274, Register's Office for Davidson County, Tennessee. Further conveyed to Les Lazarus and Dan Heichelbech by Substitute Trustee's Deed dated August 10, 2006 and filed for record in Instrument No. 20060825-0105124, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **101 Sunshine Court, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **24th day of January, 2008.**

Les Lazarus

Dan Heichelbech

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Les Lazarus and Dan Heichelbech** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2008.

Commission expires: May 23, 2009

I. Dyke Tatum Notary Public

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Bill Garrett
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