WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2009

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Vohrer (NAME)	same as new owner (NAME)	09512010400
211 Emery Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (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, Judy A. Clifford and Larry J. Henkel and David R. Henkel **as the only heirs-at-law of Mary Virginia Jones Henkel, deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Vohrer

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 Lakeland, as of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 188.4 feet on the southwesterly side of Emery Drive and runs back 153 feet on the northeasterly line and 163 feet on the southwesterly line to a dead line, measuring 147 feet thereon.

Being the same property conveyed to Lawrence Joseph Henkel and wife, Mary Jones Henkel by Warranty Deed from Wayne H. Downs and wife, Bobby Jane Downs which deed is dated October 11, 1967 and recorded in Book 4189, Page 708 in the Register's Office for Davidson County, Tennessee. The said Lawrence Joseph Henkel having since died on August 1, 1999 and the said Mary Jones Henkel having since died on February 19, 2003, leaving Judy A. Clifford, Larry J. Henkel and David R. Henkel as her only heirs-at-Law. By Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 05P-1804, sale of subject property was ordered pursuant to the Sales Contract from herein named Grantors to herein named Grantee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009; FURTHER subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Lakeland of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090051014 DEEDWARR
Recvd: 07/29/09 10:05 2 pgs
Fees:13.00 Taxes:344.10

20090729-0070847

unimproved ( )
This is improved (X) property, known as 211 Emery Drive, Nashville, TN 37214
(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 hand s this 24th day of July, 2009

Judy A. Clifford

David R. Henkel

Larry J. Henkel

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 Judy A. Clifford and Larry J. Henkel and David R. Henkel

the bargainor s, 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 Madison, Tennessee, this 24th day of July, 2009.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public