WARRANTY DEED

R-VRES-11-903

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisa shea Vazzana Boehmke	Churchill Mortgage Corporation	
903 Locklayer Street	(NAME) 761 Old Hickory Blvd., Suite 400	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Brentwood, TN 37027	82-13-82.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENJAMIN J. RENQUIST, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELISA SHEA VAZZANA BOEHMKE AND NICHOLAS C. BOEHMKE, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE EASTERLY FIVE FEET OF LOT NO. 59, ALL OF LOT NO. 60, AND THE WESTERLY TEN FEET OF LOT NO. 61 IN BLOCK "C" ON THE PLAN OF BRANSFORD REALTY COMPANY'S NORTH HILL TRACT, OF RECORD IN BOOK 421, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SAID LOT AND PARTS OF LOTS ADJOIN AND FRONT TOGETHER FIFTY FEET ON THE SOUTH SIDE OF LOCKLAYER STREET AND EXTEND BACK SOUTHERLY BETWEEN PARALLEL LINES, 100 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM CHARLES E. WALKER TO BENJAMIN J. RENQUIST, UNMARRIED AS RECORDED ON THE 20TH DAY OF AUGUST, 2009 IN INSTRUMENT NO. 20090820-0078463; CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. TO CHARLES E. WALKER, UNMARRIED AS RECORDED ON THE 20TH DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090320-0025211; TRUSTEE'S DEED FROM AARON SQUYRES AS SUCCESSOR TRUSTEE TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AS RECORDED ON THE 24TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081124-0114881 AND WARRANTY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY TO TINA L. STARKS-ATCHISON, UNMARRIED AS RECORDED ON THE 19TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020619-0074279, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 76; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 903 Locklayer Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110060211 DEEDWARR
Recvd: 09/28/11 10:51 2 pgs
Fees:13.00 Taxes:554.63
20110928-0075042

Witness my/our hand(s) this 22nd day of September, 2011.

Benjamin J. Renquist by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of September, 2011, before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Benjamin J. Renquist, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Benjamin J. Renquist, unmarried.

Witness my hand and official seal, this the 22nd day of September, 2011.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903