Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of April, 2000.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE ANGELA M. LAKE

My Commission Expires 2-19-2002

Instr:200005100047320 Page: 1 OF 1
REC'D FOR REC 05/10/2000 1:06:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

THIS INSTRUMENT WAS PREPARED BY
Guranty Title and Escrow Company, 1404 Hazelwoo Drive, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Map &-Parcel Numbers
Karl B. Heinrich	**Franklin American Mortgage Company**	33-8-73
(NAME)	(NAME)	
140 Hardaway Drive	**501 Corporate Center Drive #400**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Franklin, TN 37067**	
(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, **Daniel K. Heinrich and Melissa A. Heinrich**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karl B. Heinrich and wife Janice A. Heinrich**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~RUTHERFORD~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Gatewood, Section 2 of record in Plat Book 3700, Page 144, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel K. Heinrich and wife, Melissa A. Heinrich by deed of record in Book 10554, Page 595, Register's Office for Rutherford County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved x property, known as **140 Hardaway Drive, Goodlettsville, TN 37072**
(unimproved)
(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 **my/our hand(s)** this 18th day of April, 2000.

Daniel K. Heinrich

Melissa A. Heinrich

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Karl B. Heinrich and wife Janice A. Heinrich the bargainor(s), 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 Smyrna, Tennessee, this 18th day of April, 2000.

Commission expires:

NOTARY PUBLIC AT LARGE ANGELA M. LAKE

My Commission Expires 2-19-2002