This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 03/05/01 15:13 2pgs
Fees:11.00 Taxes:362.23
20010305-0020614

ADDRESS NEW OWNER:
Keith A. Heim
2632 Lakeland Drive
Nashville, TN 37214

SEND TAX BILL TO:
Countrywide HOme Loans, Inc.

MAP 95-12
PARCEL 116

MORTGAGEE:
Countrywide HOme Loans, Inc.
4500 Park Granada
Calabasas, CA 91302-4030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereinafter called the GRANTOR , has bargained and sold, and by these presents, does transfer and convey unto **KEITH A. HEIM AND WIFE, MOLLY M. HEIM**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land situated and lying in Davidson County, Tennessee, described as follows to wit:
Being Lot No. 37 on the Plan of Martinwood Heights, as of record in book 2133, page 63, Register's Office for said County.
Said Lot No. 37 fronts 82.1 feet on the northerly side of Lakeland Drive and runs back between lines 262.6 feet on the easterly line and 262.1 feet on the westerly line to a dead line in the rear measuring 76.4 feet.

Being the same property conveyed to Lloyd R. Edens and wife Trecia Ann Edens by Deed dated October 6, 1980 from Robert F.Wilson and wife, Lucille P. Wilson and George F. Purnell and wife Voncile E. Purnell of record in Book 5662, Page 978 Register's Office for Davidson County, Tennessee.

Lloyd R. Edens having since died leaving Trecia Ann Edens as owner as Tenant by the Entirety

This is improved property known as 2632 Lakeland Dr. Nashville, Tennessee 37214

Taxes for the current year have been settled between the parties.

This conveyance is made subject to:

An easement granted to United States of America for TVA power line or lines as created by instruments of record in Book 1280, page 245 and in Book 1432, and page 546, Register's Office for said County; and the plan of record in Book 2133, Page 63, Register's Office for said County, which shows an Owner's Certification, a 50-foot set-back line from Lakeland Drive, a 10-foot easement for public utilities and the location of the easement set fort above; and restrictive covenants of record in Book 2153, Page 577, Register's Office for said County.

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

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself, her 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.

WITNESS my hand this the 16th day of February , 2001.

Trecia Ann Edens
TRECIA ANN EDENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **TRECIA ANN EDENS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of February , 2001.

Wendy L Causey
NOTARY PUBLIC

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-28-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $97,900.00.

Jacqueline Humphrey
AFFIANT

Subscribed and sworn to before me on this 16th day of February , 2001.

Wendy L Causey
NOTARY PUBLIC

My Commission Expires: 5-28-2003

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.