THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***228,000.00.

Affiant

Subscribed and sworn to before me this 26TH day of June, 2001.

Notary Public

My Commission Expires: 5/29/05

Davidson County DEEDWARR
Recvd: 06/28/01 10:18 2pgs
Fees:11.00 Taxes:843.60
20010628-0068511

ADDRESS OF NEW OWNER

Carl M. Heinemann
835 Sutton Hill Road
Nashville, Tennessee 37204

SEND TAX BILLS TO

Union Planters Bank, NA
7130 Goodlett Farms Parkway
Cordova, Tennessee 38018

MAP & PARCEL NOS.

MAP 118-10
PARCEL 59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY EIGHT THOUSAND AND 00/100 ($***228,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, MONA CAROL FREDERICK, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CARL M. HEINEMANN and MARNIE R. HEINEMANN, husband and wife, 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:

BEING a tract of land in the 7th, formerly 11th Civil District, of Davidson County, Tennessee, being Lot No. 2 on the unrecorded map of R.M. Condra's Subdivision of part of Lot No. 3 on the Nathaniel A. McNairy Lands, as of record in Plan Book 1, page 29, Chancery Court at Nashville and a part of Lot No. 1 of Block "D" on the Map of Battlefield Estates, as of record in Book 974, page 59, Register's Office for Davidson County, Tennessee (the property in question being part of Lot No. 3 of the McNairy Lands) and described according to a survey made November 4, 1940, by W.B. Southgate, Surveyor, as follows:

BEGINNING at a point, the common corner of Lots Nos. 1 and 2 in the South margin of Sutton Hill Road, being the northeast corner of the property conveyed to Robert W. Bomar and wife by deed from Robert M. Condra, as of record in Book 1148, page 490, Register's Office for Davidson County, Tennessee; thence along Bomar's easterly line, South 4 deg. West, 212.0 feet, to a point in the center line of Brown's Creek; thence down said Creek, South 66 deg. East, 95.0 feet, to a point, the common corner of Lots Nos. 2 and 3; thence with the line between said Lots Nos. 2 and 3, North 4 deg. East, 212.0 feet, to a stake in the South margin of Sutton Hill Road; thence with the margin of the same, North 86 deg. West, 95.0 feet to the point of beginning.

BEING the same property conveyed to James A. Epstein and wife, Mona C. Frederick, by deed from Lawrence T. Ratner and Irene K. Herder Ratner of record in Book 8121, page 541, Register's Office for Davidson County, Tennessee; the said James A. Epstein and Mona C. Frederick having since divorced and James Arthur Epstein (aka James A. Epstein) having since transferred and conveyed all of his right, title and interest in subject property to Mona Carol Frederick (aka Mona C. Frederick) by Quitclaim Deed of record in Book 11218, page 8, Register's Office for Davidson County, Tennessee.

This is improved property known as 835 Sutton Hill Road, Nashville, Tennessee 37204.

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.

GRANTOR COVENANTS 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 the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the Plan of Nathaniel A. McNairy Lands of record in Book 1, page 29, Chancery Court at Nashville and the Map of Battlefield Estates of record in Book 974, page 59, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of June, 2001.

Mona Carol Frederick
MONA CAROL FREDERICK

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 MONA CAROL FREDERICK, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2001.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY