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Realty Title 48-A

Prepared by:
Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me this 17th day of December, 2001.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 12/26/01 10:29 2pgs
Fees:13.00 Taxes:370.00

20011226-0141667

| Address of New Owner: | Send Tax Bills to: | Tax-Information |
|---|---|---|
| Ronald L. Heacock<br>5004 Traceway<br>Nashville TN 37221 | New Owner | 104-01-0 227.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mann & Orsborn Construction & Design, Inc., hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Ronald L. Heacock, hereinafter called the Grantees, their successors 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. 128 and the southerly 12 feet of Lot 129 on the Map of West Grove Subdivision of record in Book 421, Page 109 said Register's Office.

Said lot and part of lot adjoin and front together 62 feet on the easterly side of 38th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mann & Orsborn Construction & Design, Inc., by deed from Norine Allen, unmarried, of record in Book 9671, Page 181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 208 38th Ave. North, Nashville, TN 37209

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of December, 2001.

Mann & Orsborn Construction
& Design, Inc.
By:
Charles Mann
its President

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 Charles Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Mann & Orsborn Construction & Design, Inc. and that he is authorized by Mann & Orsborn Construction & Design, Inc. to execute this instrument on its behalf by himself as such President.

Witness my hand in Nashville, TN, this 17th day of December, 2001.

Karen D. Burkhalter
Notary Public

My Commission expires
11-27-04

