WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/02 14:18 2pgs
Fees:13.00 Taxes:321.90

20020506-0055378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 2002

Notary Public

MY COMMISSION EXPIRES: 7/27/2002
(AFFIX SEAL)

ANGIE HEARN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 27, 2002

Return To: and **THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heartland Properties LLC (NAME)	Same as New Owner (NAME)	MAP 50-15
514 Neilwood Drive (ADDRESS)	(ADDRESS)	PARCEL 68
Nashville, TN 37205 (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, Shadowbrook Development Company, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heartland Properties LLC

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:

Land in Davidson County, Tennessee being Lot No. 37 on the Plan of Sky View Subdivision, as of record in Plat Book 2331, page 220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof

Subject to property taxes for 2002, a lien, and not yet due; and further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Sky View Subdivision as of record in Book 2331, Page 220, Retgister's office for Davidson County, Tennessee.

Being the same property conveyed to Shadowbrook Development Company a Tennessee Corporation from Bank One, National Association, as Trustee, F/K/A The First National Bank of Chicago, as Trustee for Delta Funding Home Equity Loan Trust 1999-3 by Special Warranty Deed, being recorded in Instrument No.#20020325-0036212, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 333 Vailview Drive, Nashville, Tn 37207
(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 hand this 30th day of April 2002

Shadowbrook Development Company, a Tennessee Corporation
By: Pres. Dept
Mark Johnson, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mark Johnson** and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the **President** and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX respectively of the Shadowbrook Development Company the within named bargainor, and corporation, and that he as such **President** and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Mark Johnson** as such **President** XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX and attesting the same by the said _____ as such XXXXXXXXXXXXXXXXXXXXXXXXXXXX.

Witness my hand and official seal at office at Madison, TN on this the 30th day of April, 2002.

My commission expires 7/27/2002

ANGIE HEARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 27, 2002