**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of June, 2002.

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAR. 27, 2006

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/20/02 13:57 2pgs
Fees:13.00 Taxes:447.33
20020620-0074700

ADDRESS NEW OWNER(S) AS FOLLOWS:
Inez Milby
1306 Norvel Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
061-150-252.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cathy Heiser, married*** hereinafter referred to as Grantors, hereby transfers and conveys to **Inez Milby, married** hereinafter referred to as 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. 61 in M. N. Young's Inglewood Annex, a resubdivision of Lots 1, 2, 3, and 4, of Williams 31 Acre Tract, a plan of which is of record in Book 547, page 197, Register's Office for Davidson County, Tennessee.

SAID Lot No. 61 fronts 50 feet, 2 inches, on the southerly side of Norvel Avenue and runs back 131 feet, 9 inches, on its westerly line to a dead line, and 129 feet, 8 inches, on its easterly line to said dead line, and measures 50 feet, 1 inch, thereon.

Being the same property conveyed to Cathy Heiser, married, by Warranty Deed from Grand Canyon Properties, LLC of record in Instrument No. 2001 040600 33894, Register's Office for Davidson County, Tennessee.

*Bruce D. Heiser, husband of Cathy Heiser, joins in this instrument to convey any and all marital interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 547, Page 197, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Subject to an Easement of record in Book 4286, Page 701, Register's Office for Davidson County, Tennessee.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1306 Norvel Avenue, Nashville, Tennessee 37216.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 17th day of June, 2002.

Cathy Heiser

**Cathy Heiser**

Bruce D. Heiser

Bruce D. Heiser

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy Heiser, married, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2002.

Notary Public

My Commission Expires:

JOHN M... NOTARY PUBLIC ... WILLIAMSON COUNTY, TN

05587-BP