Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2002. (Affix Seal) Notary Public My Commission Expires: July 17 2006

WARRANTY DEED

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-02G0672

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeraldine L. May	Borrower	75-9-207
208 Bonnaoaks Drive	Same as owner	
Hermitage, TN 37076		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DONNIE C. HEER, JR., administrator for the Estate of Sara Beth Heer, Deceased, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JERALDINE L. MAY, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1080 on the Plan of Hermitage Hills, Section Nine of record in Book 3600, page 97, Register's Office for said County.

Said Lot No. 1080 fronts 77.00 ft. on the southwesterly margin of Bonna Oaks and extends back 139.97 ft. on the northwesterly line and 138.8 ft. on the southeasterly line to a broken line in the rear measuring 94.98 ft. thereon.

Being the same property conveyed to Sara Beth Heer, a widow by deed from Randall D. Karnes and wife, Patricia Ann Karnes of record in Book 4377, page 405, filed on 11-05-69, said Register's office. The said Sara Beth Heer being deceased, property being further conveyed to Donnie C. Heer, Jr. by Quit Claim Deed filed at Book 7426, page 165, filed on 12-15-87, said Register's Office from Donnie C. Heer, Jr. as Administrator of Estate of Sara Beth Heer by Letters of Administration dated November 5, 1987 being number 80830, of record in the Probate Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **208 Bonnaoaks Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **28th** day of **August, 2002**:

Donnie Heer Jr
Donnie C. Heer, Jr.

Davidson County DEEDWARR
Recvd: 08/30/02 10:59 1pgs
Fees:13.00 Taxes:443.63
20020830-0105195

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 DONNIE C. HEER, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 28th day of August, 2002.

Notary Public

My Commission Expires: July 17 2006

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.