PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th day of September, 2002, by and between MARY CATHERINE BALDINGER BEEHAN, AN UNMARRIED WOMAN, hereinafter called Grantor, and DANIEL Z. HELLER, AN UNMARRIED MAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARY CATHERINE BALDINGER BEEHAN, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto DANIEL Z. HELLER, AN UNMARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1411 MCGAVOCK PIKE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Mary Catherine Beehan a/k/a
MARY CATHERINE BALDINGER BEEHAN
Signature of Seller

Mary Catherine Baldinger Beehan
by her attorney in fact
Eileen Theresa Beehan

Davidson County DEEDWARR
Recvd: 09/26/02 15:23 3pgs
Fees:18.00 Taxes:166.50

20020926-0117567

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **24th** day of **September, 2002** before me personally appeared EILEEN THERESA BEEHAN, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARY CATHERINE BALDINGER BEEHAN, and acknowledged that he/she executed the same as the free act and deed of said MARY CATHERINE BALDINGER BEEHAN, per Limited Power of Attorney of record in Instrument No. Book 8515, page 770, recorded immediately prior hereto.

Witness my hand, at office, this **24th** day of **September, 2002.**

Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

DANIEL Z. HELLER, AN UNMARRIED MAN

1411 MCGAVOCK PIKE
NASHVILLE, TN 37216

Property Address:

1411 MCGAVOCK PIKE
NASHVILLE, TN 37216

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 72-7, PARCEL 274

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **September, 2002.**

Notary Public

My Commission Expires May 30, 2004

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING the westerly 100 feet of Lot No. 71 of Block "D" on the map of a proposed subdivision of R. W. Dudley's 50 acre tract, described according to a survey dated October 14, 1913, by Eric Drake, Surveyor as follows:

Beginning at a point on the northerly margin of Williams Ferry Road (now McGavock Pike) 185 feet east of the easterly margin of Riverside Boulevard (now Riverside Drive), said point being the northeast corner of said Williams Ferry Road (now McGavock Pike) and an alley; thence with the northerly margin of Williams Ferry Road (now McGavock Pike) eastwardly 100 feet to a point 15 feet west of the corner of lots Nos. 71 and 72; thence northwardly and parallel with the line between lots Nos. 71 and 72, 160 feet, more or less to the southerly margin of an alley; thence with the curve of said alley in a southwesterly direction to the beginning.

Being the same property conveyed to MARY CATHERINE BALDINGER BEEHAN by Warranty Deed from Mrs. Mary Hughes, a widow, of record in Book 2276, Page 485, Register's Office for DAVIDSON County, Tennessee. Mary Catherine Beehan and Mary Catherine Baldinger Beehan are one and the same person.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 72-7, PARCEL 274).

2. Unrecorded easements for roads and utilities, if any.