WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 157,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/31/03

Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Heffner	SAME	092-13-478.00
(NAME)	(NAME)	
288 38th Avenue N.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	SAME	
(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, **Jerry Vinett, Jr. Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James K. Heffner,** single, 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. 3 on the Re-subdivision Block 34 on The Plan of Charlotte Pk. 2nd Ext. and part of a closed street Plat book 421 Page 10 as of record in Instrument No. 200110150111990.

Being the same property conveyed to Jerry Vinett, Jr. Corporation by Deed from James A. Lewis and wife, Hilda M. Lewis and Sherry Cox and Linda Sue Lichtgarn dated 6/21/01, of record in Instrument No. 200106210065900 , Register's Office for Davidson County, Tennessee.

Unimproved ☐
This is improved ■ property, known as 288 38th Avenue N., Nashville, TN 37209
(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 our/my hands this 3/31/03.

Jerry Vinett, Jr. Corporation

By: Jerry Vinett Pres

Attest:

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared _____ the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at _____, Tennessee this _____.

Commission expires:

Notary Public

Davidson County DEEDWARR
Recvd: 04/11/03 10:11 2pgs
Fees:13.00 Taxes:581.83

20030411-0048410

E. ALTERNATIVE CORPORATE FORM

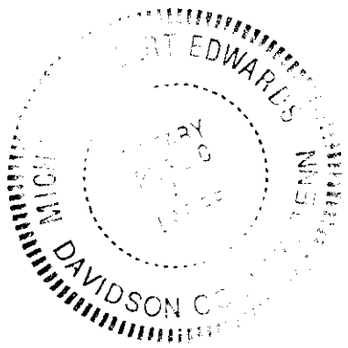
TCA 66-22-108(a)

STATE OF TN
COUNTY OF Davidson

On this 31st day of March, 2003, before me appeared Jerry Vinett, Jr., to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the president (president or other officer or agent of the corporation or association) of Jerry Vinett, Jr. Corporation (name of corporation or association), ~~and that the seal affixed to the instrument is the corporate seal of the corporation (or association)~~, and that the instrument was signed and ~~sealed~~ in behalf of the corporation (or association), by authority of its Board of Directors (or Trustees) and he acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

In case the corporation or association has no corporate seal, omit the words "the seal affixed to the instrument is the corporate seal of the corporation (or association) and that," and add at the end of the affidavit close, the words "and that the corporation (or association) has no corporate seal."

Witness my hand and seal, at office in Davidson County TN, this 31st day of March, 2003.



Notary Public

Commission expires: 10/26/03