Return to:
ACCURATE TITLE & ESCROW, INC.
175 E MAIN ST STE B
HENDERSONVILLE, TN 37075
(615) 822-0997

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/03 10:51 2pgs
Fees:13.00 Taxes:958.30
20030808-0113264

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Tony Heggie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th Day of August, 2003.

Notary Public

MY COMMISSION EXPIRES: 12/5/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 E. Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Heggie and Marilyn Heggie	Toni Heggie	13
(NAME) 6651 Old Clarksville Pike	(NAME) 6651 Old Clarksville Pk.	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Joelton, TN 37080	29.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Nicole Waller, single**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tony Heggie, and wife Marilyn Heggie** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2, on the Plan of Jacobs Valley, Section Two, a Plat of which is of record in Plat Book 9700, page 811, and revised in Book 9700, Page 864, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Nicole Waller, single by deed from Dale Pyron and Joe Pyron dated 8/24/01 and filed in Book 200109100098146, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )
improved(x) property, known as 6651 Old Clarksville Pike Joelton TN 37080
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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 5th Day of August, 2003.

Nicole Waller
Nicole Waller

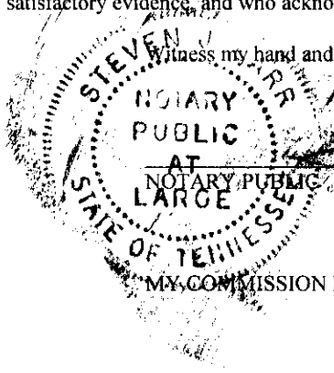
STATE OF TENNESSEE)

ss ..

COUNTY OF Sumner)

Before me, the undersigned Notary Public, personally appeared Nicole Waller,, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th Day of August, 2003.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/5/05