This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 026-050
PARCEL: 137.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Joe L. Wall and wife, Deborah Wall
2091 Katherine Drive
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 08/21/03 15:23 2pgs
Fees:13.00 Taxes:373.70
20030821-0121754

WARRANTY DEED

THIS INDENTURE, made this 8th day of August, 2003 between

Darrell Jay Heavener and wife, Karen B. Heavener

Of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Joe L. Wall and wife, Deborah Wall

of Sumner County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Tract No. 3 on the plan of Section 1, C&T Subdivision as of record in Book 5210, Page 207, Register's Office for Davidson County, Tennessee.

Said Tract No. 3 fronts 106 feet on the easterly side of Two Mile Pike and runs back 126.55 feet on the northerly line and 114.42 feet on the southerly line to a line in the rear measuring 106.69 feet thereon.

Being the same property conveyed to Darrell Jay Heavener and wife Karen B. Heavener by Warranty Deed dated 8/14/98 from Thomas G. Kominos and wife, Annette H. Kominos of record in Book 11088, Page 595, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Darrell Jay Heavener
Darrell Jay Heavener

Karen B. Heavener
Karen B. Heavener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell Jay Heavener and wife, Karen B. Heavener the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8 day of August, 2003.

Notary

My Commission Expires: 12/31/2006

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $101,000.00.

Karen B. Heavener
Affiant

Sworn to and subscribed before me, this 8 day of August, 2003.

Notary Public

My Commission Expires: 12/31/2006

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY