RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 11/13/03 09:04 2pgs
Fees:13.00 Taxes:757.39
20031113-0165904

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $204,700.00. Katie Heyes, exc. **Affiant** Subscribed and sworn to before me, this 5th day of November, 2003.. Notary Public My Commission Expires: 9/24/2006

Address New Owner As Follows:
Dwain Jackson
2720 Welshcrest Drive
Antioch, TN 37013

Send Tax Bills To:
Same as New Owner

Map-Parcel Number
149-15A-209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATIE LOUISE HEYES, EXECUTOR OF THE ESTATE OF KEITH HEYES**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DWAIN JACKSON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section Four, Cambridge Forest, of record as Instrument No. 20000918-0092192, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keith Heyes, an unmarried man by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee corporation, of record as Instrument No. 20020222-0023192, Register's Office for Davidson County, Tennessee, the said Keith Heyes having since died and by his Will of record in Will Book 72, page 152, Clerk & Masters Office, Williamson County, Tennessee, the subject property was made part of the probate estate, Letters Testamentary having issued to Katie Louise Heyes as Executor.

This conveyance is made subject to:

1. All matters as shown on the Plan of record as Instrument No. 20000918-0092192, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10332, page 1; Book 10774, page 723 and as Instrument No. 20021023-0130058, Register's Office for Davidson County, Tennessee.

This is improved property known as 2720 Welshcrest Drive, Antioch, TN 37013.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 I further covenant and bind myself, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 5th day of November, 2003.

Katie Heyes, exc.
KATIE LOUISE HEYES, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATIE LOUISE HEYES, EXECUTOR,** with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of November, 2003.

Notary Public

My Commission Expires: 9/24/2005