THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22230-01-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Jane Huddleston Affiant Subscribed and sworn to before me this 23rd day of January, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Jane H. Huddleston 207 Haverford Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.129.04 Parcel No. 049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bonnie W. Lawry Heim formerly known as Bonnie W. Lawry, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane H. Huddleston** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 207 Haverford Avenue, Nashville, TN, 37205

Subject property is not the marital residence of Bonnie W. Lawry Heim.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of January, 2004.

Bonnie W. Lawry Heim

Bonnie W. Lawry Heim

Davidson County DEEDWARR
Recvd: 01/29/04 14:58 2pgs
Fees:13.00 Taxes:999.00

20040129-0011340

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bonnie W. Lawry Heim**, with whom I am personally acquainted (or proved 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 23rd day of January, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of Bransford Realty Co.'s Subdivision as of record in Book 547, page 142, said Register's Office, described as follows:

Said part of Lot No. 6 fronts 331.3 feet on the easterly side of Haverford Avenue and runs back 251 feet on the southerly lot line and 153.10 feet on the easterly lot line to a point of intersection.

Being the same property conveyed to Bruce G. Lawry and wife, Bonnie W. Lawry by deed dated July 15, 1998 from Lynn Conway Slack, Jr. and wife, Amanda Oldham Slack of record in Book 11028, page 95, Register's Office for Davidson County, Tennessee. Bruce G. Lawry having since died on January 6, 2001. The said Bonnie W. Lawry now known as Bonnie W. Lawry Heim.

This conveyance is made subject to:
1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) All matters appearing on the Plan of record in Plat Book 547, page 142, Register's Office for Davidson County, Tennessee.