Davidson County DEEDWARR
Recvd: 03/01/04 09:11 2pgs
Fees:13.00 Taxes:811.60

20040301-0022693

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42778**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$219,350.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 26TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-17-08

MARY R. BAKER NOTARY PUBLIC WILLIAMSON COUNTY, TN COMMISSION EXP. Notary Public At Large 03-17-2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JACK M. HEATH et ux **5 Valley Forge** **Nashville, TN 37205**	New Owner	**144-15-14** **FH 10935**

FOR AND IN 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, JOSEPH K. DUGHMAN and wife, PEGGY C. DUGHMAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK M. HEATH and wife, TONNA T. HEATH**

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. 12 on the Plan of Hillsboro Park, Section I, as of record in Book 2331, page 30 and 31, said Register's Office.

Said Lot No. 12 fronts 200.0 feet on the easterly side of Hillsboro Pike and extends back between parallel lines 490.0 feet to a dead line in the rear, measuring 200.0 feet thereon.

Being the same property conveyed to Joseph K. Dughman and wife, Peggy C. Dughman by deed from Donald E. Adkins and Percy E. Dempsey, III, of record in Book 7077, page 598, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is Improved ( ) property known as 6114 Hillsboro Road, Nashville, Tennessee 37215

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 hands this 26th day of February, 2004

JOSEPH K. DUGHMAN

PEGGY C. DUGHMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOSEPH K. DUGHMAN and wife, PEGGY C. DUGHMAN, the 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 Nashville, Tennessee, this the 26th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY