RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 03/12/04 10:14 2pgs
Fees:13.00 Taxes:647.50

20040312-0028564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $175,000.00

X Sharon A. Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 2/26/04

NOTARY PUBLIC

COMMISSION EXPIRES: 3/30/07

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
SHARON A. BROWN 801 SETLIFF PLACE NASHVILLE, TENNESSEE 37206	UNION PLANTERS, BANK, N.A. 7130 GOODLETT FARMS PARKWAY CORDOVA, TENNESSEE 38016	MAP 83-6 PARCEL 85

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD J. HEFFINGTON AND WIFE, JUANITA HEFFINGTON AND LAURA HEFFINGTON, UNMARRIED**

I/WE HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SHARON A. BROWN, AN UNMARRIED PERSON**

HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 1, Resubdivision of Lot 18, on the Plan of Roy F. Williams Subdivision of the Hunter Tract, as shown on plat of record in Plat Book 5190, page(s) 387, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard J. Heffington and wife, Juanita Heffington and Laura Heffington by Deed of record in Book 10763, Page 87, Register's Office for Davidson County, Tennessee. **Wayne Morris executes this instrument as Attorney-in-Fact on behalf of Richard J. Heffington Juanita Heffington and Laura Heffington, pursuant to Power of Attorney being recorded in Book * , Page , Book , Page , said Register of Deeds.**

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record , all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 801 SETLIFF PLACE, NASHVILLE, TENNESSEE 37206

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 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. Whenever 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, this date: FEBRUARY 26, 2004

Richard J. Heffington by Wayne Morris POA

Juanita Heffington by Wayne Morris POA

Laura Heffington by Wayne Morris POA

* 20040312-0028561
20040312-0028562
20040312-0028563

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

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of , .

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument of the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WAYNE MORRIS
to me known to be the person who executed the foregoing instrument in behalf of RICHARD J. HEFFINGTON, JUANITA HEFFINGTON AND LAURA HEFFINGTON, and acknowledged that he executed the same as the free act and deed of the said RICHARD J. HEFFINGTON, JUANITA HEFFINGTON AND LAURA HEFFINGTON.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of February, 2004.

Notary Public

My Commission Expires: 5/30/07

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that ____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

Notary Public

My Commission Expires: _____