BOX 50-B

~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42940**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/04 15:42 3pgs
Fees:18.00 Taxes:536.50

20040430-0049625

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 29th DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: AUG 6-04

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
MICHAEL G. WEIST et ux **644 Highland View Court** **Hermitage, TN 37076**	CUMBERLAND BANK 810 CORPORATE CTR PK SUITE 320 FRANKLIN TN 37067	**MAP 75-11**

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 **TERESA V. DANISE HESSLER and husband, MICHAEL J. HESSLER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL G. WEIST and wife, MELODY WEIST**

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:

See Attached Legal Description

Being the same property conveyed to Teresa V. Danise Hessler by deed from Michael G. Weist and wife, Melody J. Weist of record in Book 11464, page 571, Register's Office for Davidson County, Tennessee. The said Michael J. Hessler, husband of Teresa V. Danise Hessler, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

This is improved property known as 644 and 657 Highland View Court, Hermitage, Tennessee 37076

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 29th day of April, 2004

Teresa V. Danise-Hessler
TERESA V. DANISE HESSLER

Michael J. Hessler By Teresa V. Danise-Hessler
Atty. in Fact
MICHAEL J. HESSLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Teresa V. Danise Hessler, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2004

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATUR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of April, before me personally appeared TERESA V. DANISE HESSLER, to me known to be the person who executed the foregoing instrument in behalf of MICHAEL J. HESSLER, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said MICHAEL J. HESSLER, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of April, 2004.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATUR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Exhibit A

Tract No. 1: Land in Davidson County, Tennessee, being Lot No. 434 on the Plan of Highlands of Tulip Grove, Section 2, as of record in Book 4675, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael G. Weist by deed of record in Book 7988, page 101, Register's Office for Davidson County, Tennessee.

Tract No. 2: Land in Davidson County, Tennessee, being part of a reserved parcel situated at the southerly end of Highland View Court as shown on the Plan of Highlands of Tulip Grove, Section 2, as of record in Book 4675, page 93, Register's Office for Davidson County, Tennessee, and as shown on a survey entitled "Division of Reserve Parcel: prepared by John D. McCormick, land surveyor, more particularly described as follows:

Commencing at the point of intersection of the southwesterly margin of Highland View Court cul de sac with the southerly margin of Lot 16 as shown on the Plan of Highlands of Tulip Grove, Section 2, as of record in Book 4675, page 93, Register's Office for Davidson County, Tennessee; thence S 59 deg. 29 min. W, 77 feet with said southerly margin of Lot 16; thence N 87 deg. 27 min. 30 sec. E, 121.0 feet to a point; thence N 17 deg. 48 min. E, 8.1 feet to a point on the southerly margin of said Highland View Court cul de sac; thence with the curving southerly margin of said cul de sac in a northwesterly direction 61.74 feet to the point of beginning.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.