Davidson County DEEDWARR
Recvd: 05/05/04 09:42 2pgs
Fees:13.00 Taxes:1035.26

20040505-0051072

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OFDAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$279,800.00~~

Affiant

Subscribed and sworn to before me, this 26th day of April, 2004.

Notary Public
My commission expires: 9/4/05

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christian Heuer	1st Trust Bank For Savings	171-08-0-C-029.00
5700 Portsmouth Place	P.O. Box 17257	
Brentwood TN 37027	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Danner and wife, Angela Danner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christian Heuer and wife, Bethany A. Heuer, hereinafter called the Grantees, their successors 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. 29 on the Plan of Williamsburg at Brentwood, Section One, as shown on plat of record in Book 9700, Page 99, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Michael Danner by deed dated 4/30/97 of record in Book 10447, Page 61, Register's Office for Davidson County, Tennessee. Angela Danner, spouse of vested owner, joins in the execution of this instrument to convey any/all marital interest she may have in said property.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 5700 Portsmouth Place, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of April, 2004.

Michael Danner

Angela Danner

STATE OF TX
COUNTY OF DENTON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Danner and Angela Danner, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Brentwood~~, TN, this ~~26th~~ 23rd day of April, 2004.

EUN GILLESPIE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 10-03-07

Notary Public

My Commission expires