Do NOT PUBLISH 11 1110.00 13.00 1123.00 (3) 13

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Subscribed and sworn to before me, this 27th day of May, 2004.

GAIL HUDSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires: 11/26/04

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SVS, INC.
205 POWELL PLACE
SUITE 227
BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: JAMES A. HEFNER EDWINA HEFNER		NAME: Same as owner	
STREET ADDRESS: 708 POSTAL CT.		STREET ADDRESS:	
CITY: Brentwood	STATE: TENNESSEE	CITY:	STATE:
ZIP CODE: 37027		ZIP CODE:	
MAP & PARCEL NO.: 171-08-0-A 100-00 C0			

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, DAVID DEGARMO AND CHRISTINE E. DEGARMO, HUSBAND AND WIFE,

HEREINAFTER CALLED GRANTORS HAVE, BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO JAMES A. HEFNER AND EDWINA HEFNER, HUSBAND AND WIFE,

HEREINAFTER CALLED GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NUMBER 100, ON THE PLAN OF COTTONPORT PLANTATION, PHASE II, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 950, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID DEGARMO AND CHRISTINE E. DEGARMO BY WARRANTY DEED FROM WILLIAM RICE BROOCKS AND JODY BROOCKS, DATED 06/29/01, RECORDED 07/03/01, AS DOCUMENT NO. 20010703-0070987, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 708 POSTAL CT., BRENTWOOD, TN 37027

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, 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..

Davidson County DEEDWARR
Recvd: 06/01/04 13:09 2pgs
Fees:13.00 Taxes:1110.00
20040601-0063839

DAVID DEGARMO, by Rick Myers as Attorney In Fact

CHRISTINE E. DEGARMO, by Rick Myers as Attorney In Fact

State of TN }
County of Williamson } ss

On this the 27th day of May, 2004, before me, the undersigned Notary Public, personally appeared Rick Myers as attorney in fact for David DeGarmo and Rick Myers as attorney in fact for Christine E. DeGarmo, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/05

WARRANTY DEED