Davidson County DEEDWARR
Recvd: 06/16/04 16:15 2pgs
Fees:13.00 Taxes:3140.38

20040616-0071536

BOX 15

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

William Warfield, et ux	First Horizon Home Loan	Map 116-01-0-A
113 Dunham Springs Lane	P.O. Box 146	Parcel 007.00C0
Nashville, TN 37205	Memphis, TN 38101	

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Patricia G. Heckman, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **William Warfield and wife Janet Warfield,** (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled Dunham Springs Residential PUD, of record in Plat Book 6250, page(s) 936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ira J. Heckman, by deed from B. N. B. Properties, Inc, a Tennessee Corporation, of record in Book 8551, page 145, said Register's Office.

Ira G. Heckman married Patricia G. Heckman on April 10, 1992. Ira J. Heckman died on June 11, 2002 and the property was awarded to the Grantor based on a formula in an Antenuptial Agreement dated April 7, 2002 between Ira J. Heckman and Grantor as evidenced by an Order entered September 3, 2003 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, in case number 02P-1099.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the Plan of record in book 6250, page(s) 936, said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions for Dunham Springs of record in Book 6875, page 530, said Register's Office.
4. Easements for sanitary sewer and/or storm drainage of record in Book 4462, page 147, and Book 6380, page 360, said Register's Office.
5. Easements for sewer, water, electric, gas and telephone lines retained by Metropolitan Government of Nashville and Davidson County in Ordinance No. 82-1062 closing a portion of Shadybrook Drive.
6. Easements for sewer, water, electric, gas and telephone lines retained by Metropolitan Government of Nashville and Davidson County in Ordinance No. 85-1074 closing a portion of Dunham Springs Road.
7. All matters set forth on the survey dated April 31, 1986, by PRC Engineers.
8. Easements for water and sewer of record in Book 7593, page 527 and Book 7593, page 590, said Register's Office.
9. Easements for sanitary sewer and/or storm drainage of record in Book 7899, page 680, and Book 7903, page 989, said Register's Office.
10. Right-of-way Agreement conveyed to Nashville Gas Company of record in Book 7899, page 686, said Register's Office.

This is improved property commonly known as 113 Dunham Springs Lane, Nashville, Tennessee 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $848,750.00.

Affiant

Subscribed and sworn to before me this 15th day of JUNE 2004.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15TH day of JUNE 2004.

PATRICIA G. HECKMAN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Patricia G. Heckman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH day of JUNE, 2004.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public

My Commission Expires:_____