Davidson County DEEDWARR
Recvd: 07/02/04 13:44 2pgs
Fees:13.00 Taxes:762.20

20040702-0079197

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $206,000.00

Judith Kay Askins
Affiant

Subscribed and sworn to before me, this 29th day of June, 2004.

Sharon L. Riney
Notary Public
My commission expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

03-0406-32043

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Steven T. Delaney	First Horizon Home Loan Corp.	086-04-0-A 013.00CO
309 Oakcrest Court	DBA First Tennessee Home Loans	
Hermitage TN 37076	2525 West End Ave Suite 400, Nashville, TN 37203	

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 W. Heilbronn, married, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Steven T. Delaney and wife, Sandra D. Delaney, 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. 68, on the Plan of Oakcrest, Phase 1-B, of record in Book 7900, Page 384, amended in Book 6900, Page 385, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Heilbronn and spouse, Janet V. Heilbronn by deed from Will Perry Turner and spouse, Wanda D. Turner of record in Book 10031, Page 586, Register's Office for Davidson County, Tennessee. Michael W. Heilbronn and Janet V. Heilbronn having been divorced by Final Decree in the General Sessions Court for Wilson County, Tennessee, Case No. 8584. By quitclaim deed of record in Instrument No. 20010509-0048299, Register's Office for Davidson County, Tennessee, Janet V. Heilbronn conveyed her interest in subject property to Michael W. Heilbronn.

Donna Heilbronn, wife of Michael W. Heilbronn, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 309 Oakcrest Court, Hermitage, TN 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, 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 29th day of June, 2004.

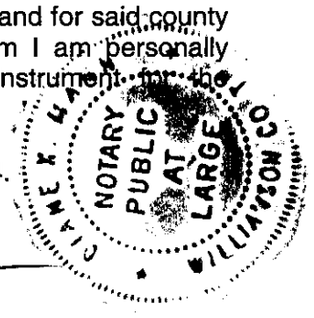
Michael W. Heilbronn

Donna Heilbronn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 29th day of June, 2004.



Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05