03

Realty Title 48-A

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 $130,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2004.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 07/07/04 09:31 2pgs
Fees:13.00 Taxes:703.00
20040707-0080389

03-0406-32041

Address of New Owner:	Send Tax Bills to:	Tax Information
David Heath 7209 Willow Creek Nashville TN 37211	New Owner	142-11-105

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, Barbara J. Gaines, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Heath and wife, Helen Heath, 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. 45, on the Plan of Section III, Valley West, of record in Book 3500, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Clifford H. Gaines and wife, Barbara J. Gaines, by deed from Jack W. Cross and wife, Helen L. Cross, of record in Book 6660, Page 842, Register's Office for Davidson County, Tennessee. Clifford H. Gaines having since died.
>
> 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 7209 Willow Creek, Nashville, TN 37211.

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 25th day of June, 2004.

Barbara J. Gaines

Barbara J. Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara J. Gaines, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of June, 2004.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission expires 03/14/05