Please return to:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/18/04 08:16 2pgs
Fees:13.00 Taxes:454.73
20040818-0099536

# WARRANTY DEED

B-RP-04-0730

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

Affiant

Subscribed and sworn to before me this 26th DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin M. Heise | Bank of America, N.A. | |
| 730 Drummond Drive | (NAME) 901 George Washington | 119-12-49 |
| (ADDRESS) Nashville, Tennessee 37211 | (ADDRESS) Wichita, KS 67211-3901 | |
| (CITY) (STATE) (ZP) | (CITY) (STATE) (ZP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHILIP ASHMORE,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN M. HEISE AND TAMMY R. HEISE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*Unmarried

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Battlewood, Section Two, of record in Plat Book 1835, Page 95-96, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Philip Ashmore, unmarried, by Deed dated September 21, 1998 and filed for record on September 23, 1998 in Book 11122, Page 606, Register's Office for Davidson County, Tennessee.

Sanitary Sewer/Storm Drainage Easements of record in Deed Book 4373, page 132, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

** A Married Couple

unimproved ( )
This is improved ( X ) property, known as 730 Drummond Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of July, 2004.

Philip Ashmore

Philip Ashmore

STATE OF Tennessee
COUNTY OF Davidson

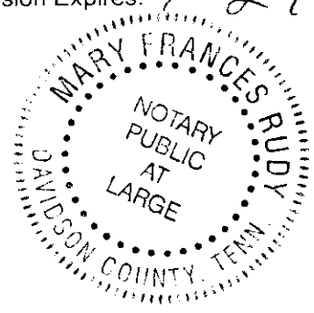
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip Ashmore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the .

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903