FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2004.

Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry A. Heitzman, Jr.	Coldwell Banker Mortgage	Map 165
1009 Greystone Court	3000 Leadenhall Road	Group 13-0
Antioch, TN 37013	Mount Laurel, NJ 08054	Parcel 017.00

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, we

James E. Trea and wife, Denise R. Trea

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Larry A. Heitzman, Jr., a married man and wife, Barbara J. Heitzman,
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 24, on the Revised Plan of Peppertree Forest Subdivision, Section 1, of record in Plat Book 6900, Pages 973, 974 and 975, 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 James E. Trea and wife, Denise R. Trea by deed from Alan W. Birdwell and wife, Kathie Birdwell of record in Book 11423, Page 622, said Register's Office.

This conveyance is subject to Restrictions of record in Book 7982, Page 736, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 973, 974 and 975, said Register's Office.

Power of Attorney of record in Instrument 20040915011218, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1009 Greystone Court, Antioch, TN 37013

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 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. 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 our hands this 14th day of September, 2004.

James E. Trea by Paul Russell, Attorney-in-Fact
James E. Trea
By: Paul Russell, Attorney-in-Fact

Denise R. Trea by Paul Russell, Attorney-in-Fact
Denise R. Trea
By: Paul Russell, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 09/15/04 10:36 2pgs
Fees:13.00 Taxes:333.00



20040915-0111219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Paul Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of James E. Trea and wife, Denise R. Trea as their Attorney in Fact as the free act and deed of the within named James E. Trea and wife, Denise R. Trea.

Witness my hand and official seal at Nashville, Tennessee the 14th day of September, 2004.

My Commission Expires: 01/29/05

Notary Public

