WARRANTY DEED

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: _____
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS

Jonathon C. Garner
(Name)

3211 Oakview Court
(Address)

Antioch, TN 37013
(City) (State) (Zip)

SEND TAX BILLS TO:

SAME
(Name)

(Address)

(City) (State) (Zip)

MAP-PARCEL NUMBERS

MAP 150-070

PARCEL 36800

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CAS IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeffrey D. Heinze and wife,** Elaine B. Heinze HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Jonathon C. Garner, unmarried** HEREINAFTER CALL THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

Davidson County DEEDWARR
Recvd: 10/28/04 09:55 2pgs
Fees:13.00 Taxes:251.60

20041028-0129596

Land in Davidson County, Tennessee being Lot No. 15B, Zone Lot Division Lots 13 and 15, Lakeshore Woods, Section 2, as of record in Book 5800, page 383, 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 Jeffrey D. Heinze by deed from Tenzim Properties, dated March 02, 1984 and filed for record on March 12, 1984 in Book 6246, page 825, Register's Office for Davidson County, Tennessee.

This is: Unimproved ( )
Improved (xx) Property, known as 3211 Oakview Court, Antioch, TN 37013
(House Number) (Street) (City or Town) (State) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possesed 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 my hand this 21st day of October, 2004.

Jeffrey D. Heinze

Elaine B. Heinze

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey D. Heinze and wife,** Elwin B. Heinze, with which whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that they executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 21st day of October, 2004.

My commission expires:

NOTARY PUBLIC

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006