FILE NUMBER
248535(4)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Daniel Zachary Heller 1404 Dodson Court Franklin, TN 37064	(same as owner)

GENERAL WARRANTY DEED

This indenture is made and entered into this 3rd day of December, 2004 between Rhett Lee Mills, a ½ undivided interest (hereinafter referred to as "GRANTOR") and Daniel Zachary Heller (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

LAND in Davidson County, Tennessee, being Lot No. 7 and 8, on the Map showing the Subdivision of the Water's Place on Maxey Lane, as shown on plat of record in Plat Book 332, page 136 and 137, in the Register's Office for Davison County, Tennessee.

Said Lot No. 7 fronts 50 feet on the southerly side of McGavock Pike formerly the William's Ferry Road, and runs back between parallel lines 160 feet to an alley. Said lot No 8 fronts 62.7 feet on the southerly side of McGavock Pike, formerly Williams Ferry Road and runs back 160 feet on the westerly line and 162 feet on the easterly line with the westerly margin of Riverside Drive to an alley, measuring 83.5 feet thereon.

Being the same property conveyed to Raymond L. Mills with a Life Estate Retained by Annie Mai Mills by Deed of record in Book 8511, Page 656, recorded 12/19/91, Register's Office for Davidson County, Tennessee. See also quitclaim deed of record in Book 8511 at page 656 in the same said office.

Annie Mai Mills Died on April 4, 1991. Raymond L. Mills Died on May 21, 1997 leaving no Will. Said Property is vested in Rhett Lee Mills, Raymond Reece Mills and William Richard Mills, as sole heirs of Raymond L. Mills pursuant to Affidavits of Heirship of record in Instrument No. 20030924-0141323 and Book 10559 at page 324, Register's Office for Davidson County, Tennessee. The said William Richard Mills having deceased leaving Rhett Lee Mills and Raymond Reece Mills as the sole heirs. See Affidavit of Heirship of record in Instrument No. 20041207-0145555 Davidson County, Tennessee Register of Deeds Office.

Tax Parcel # 072.07-0-234.00 (Lot 7) & 235.00 (Lot 8)

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Davidson County DEEDWARR
Recvd: 12/07/04 10:27 2pgs
Fees:13.00 Taxes:129.50

20041207-0145556

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Rhett Lee Mills

STATE OF Alabama

COUNTY OF Cullman

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Rhett Lee Mills, to me known to be the person(s) described therein, (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in the aforesaid city and state this 3rd day of December, 2004.

NOTARY PUBLIC
Commission Expires: MY COMMISSION EXPIRES 07-22-2007

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is ~~$70,000.00~~ $35,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 3rd DAY OF December, 2004.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 11/19/07

K. BRIAN HAY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

My Commission Expires NOV 19