Davidson County DEEDWARR
Recvd: 12/14/04 15:12 2pgs
Fees:13.00 Taxes:899.10

20041214-0148784

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of December, 2004.

Notary Public

My Commission Expires: 11/2/08

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher T. Cottrell and Sarah Cottrell
208 Deer Point
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
14.14-A-64.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel E. Heins and wife, Lona R. Heins** hereinafter referred to as Grantors, hereby transfers and conveys to **Christopher T. Cottrell and wife, Sarah Cottrell** hereinafter referred to as Grantees, their heirs 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. 64 on the Plan of woodland Forest, Section 1 of record in Plat Book 6900, Page 534-536, Register's Office for said County.

SAID Lot No. 64 fronts 55.17 feet on the southerly margin of Deer Pointe and extends back 121.50 feet on the westerly line and 126.50 feet on the easterly line to a dead line in the rear, measuring 88.87 feet thereon.

Being the same property conveyed to Daniel E. Heins and spouse, Lona R. Heins by warranty deed from Manuel Alvelo, a married man, of record in book 10998, page 688, Register's Office for Davidson County, Tennessee, dated June 29, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

The Plan of record in Plat Book 6900, Page 534-536, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7439, Page 487, Book 7596, Page 684, Book 7596, Page 692, Book 7207, Page 851, Register's Office for Davidson County, Tennessee.

By-Laws of record at Instrument No. 200405030049797, Register's Office for Davidson County, Tennessee.

Plan shows a 20 foot minimum building setback line for Deer Pointe, together with a designed building site and 10 foot easement for public utility and drainage purposes along the northerly front line(s) of said lot, a 205 X 30 foot utility anchor easement located on the northeasterly front center of said lot, and a 20 foot easement for public drainage purposes on the southerly rear portion of said lot, with an 8 inch sewer line lying therein.

Mortgage Loan Inspection by John kohl & Co., P.C. dated June 8, 1998, which discloses that the concrete driveway encroaches onto adjoining lot and 10' public utility and drainage easement.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 208 Deer Point , Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 10th day of December, 2004.

Daniel E. Heins

Lona R. Heins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel E. Heins and Lona R. Heins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2004.

Notary Public

My Commission Expires: 11/24/05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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