(1)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,900.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2004

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/29/04 12:39 2pgs
Fees:13.00 Taxes:698.93
20041229-0153884

THIS INSTRUMENT WAS PREPARED BY:
Southern Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDERSSS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas Heckman | Union Planters Bank, N. A. | 171-3-B |
| (NAME) | (NAME) | (MAP) |
| 601 Old Hickory Blvd. #21 | 7130 Goodlett Farms Pkwy. | 215 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Brentwood, TN 37027 | Cordova, TN 38018 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Susan E. Hayes Easterday and husband Brendan Easterday, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Thomas Heckman , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 21 of Phase Two, Section Six, Townhomes of Fredericksburg, a Horizontal Property Regime (Private Element) located on Old Hickory Boulevard, in Brentwood, TN, together with Easements as shown on the plat of Phase Two, Section Six, Townhomes of Fredericksburg, recorded in Plat Book 9700, pages 953 and 954, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 7798, page 843, Book 8920, page 65 as amended in Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541; Book 10126, page 435 as amended in Book 10224, page 683, and corrected in Book 10294, page 850; Book 11550, page 531 as amended in Book 11682, page 75, and further amended in Instrument No. 20000718-0070558, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions and By-Laws appended thereto, recorded in Book 8920, page 45 as amended in Book 10694, page 539; Book 10126, page 486 as amended in Book 10275, page 959; and Book 11550, page 554, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Susan E. Hayes (now known as Susan Easterday) by deed from Pulte Homes Tennessee Limited Partnership, dated December 10, 1999, of record in Instrument No. 19991213-0302256, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 601 Old Hickory Blvd. #21, Brentwood, Tennessee 37027

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 my/our hand(s) this 22nd day of December, 2004.

Susan E. Hayes Easterday

Brendan Easterday

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Susan E. Hayes Easterday and Brendan Easterday; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 22nd day of December, 2004.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN