File #200590028

Davidson County DEEDWARR
Recvd: 02/22/05 11:10 2 pgs
Fees:13.00 Taxes:1110.00
20050222-0019145

FRANCES LEYHEW NOTARY PUBLIC AT LARGE MY COMM. EXP. AUG. 22, 2005 RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 8-22-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyman O. Heidtke	SAME	Map/Parcel: 85-15-19.00
(NAME)	(NAME)	
P. O. Box 190666		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JEFFERY CURRIN SULCER, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **LYMAN O. HEIDTKE**, unmarried, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

A tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee. Beginning in the center of Lebanon Road at a point 10 feet west of the southwest corner of the Southern Investment Company tract, now owned by Harold Edwin Stanford; thence, South 39 degrees West, 167 feet to the northeast corner of the McFayden's Tract, now owned by Perry Peek; thence, with the Peek east line, South 45 ½ degrees East, 600 feet to the center of the Lebanon Road; thence, with the center of the Lebanon Road in a northeasterly direction, 200 feet to the beginning, containing 2.52 acres, more or less.

Being the same property conveyed to Jeffrey C. Sulcer and wife, Tammy Jo Sulcer by Warranty Deed dated January 18, 1994 of record in Book 9224, Page 722, and being all of the same property further conveyed to Jeffery Currin Sulcer by Quitclaim Deed dated June 15, 2002 of record in Instrument No. 20020716-0085672, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Any and all matters of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3012 Lebanon Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Lori Sulcer, spouse of Jeffery Currin Sulcer, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that she may have in said property, including but not limited to the marital interest.

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 17th day of February, 2005.

Jeffery Currin Sulcer

Lori Sulcer

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Jeffery Currin Sulcer and wife, Lori Sulcer, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of February, 2005.

Frances Leyhew

Notary Public

My Commission Expires: 8-22-05

(SEAL)



Mail After Recording To:

Southern Title Services
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129