RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

File No. 250200498

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/05 10:21 2 pgs
Fees:13.00 Taxes:884.13
20050224-0020341

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Tony R Maiden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: . 10/12/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony R. Maiden	AmSouth Bank	161-07-015
(NAME) 5132 Hilson Road	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, Alabama 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David H. Heffington and wife, Nancy W. Heffington, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony R. Maiden,* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
*unmarried

BEING Lot No. 33, Section Two, McMurray Woods, as shown by plat of record in Plat Book 3300, Page 17, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David H. Heffington and wife, Nancy W. Heffington, by Deed from Max P. Jonhston and wife, Mary G. Johnston, dated October 10, 1984, filed for record on October 18, 1984, in Deed Book 6406, Page 778, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5132 Hilson Road, Nashville, TN 37211
(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 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.

David H. Heffington
David H. Heffington

Nancy W. Heffington
Nancy W. Heffington

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

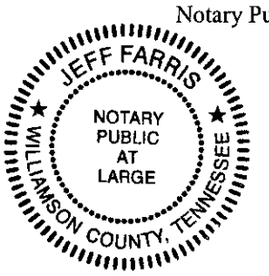
Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David H. Heffington and wife, Nancy W. Heffington, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of February, 2005.

Commission expires:

My Commission Expires Jan. 25, 2006

Notary Public



File Number: 250200498

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Brentwood, TN 37027