FILE NUMBER
258785 (1)

Davidson County DEEDWARR
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Fees:13.00 Taxes:185.00
20050225-0020838

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 Z. Heller 1404 Dodson Court Franklin, TN 37064	(same as owner)

GENERAL WARRANTY DEED

This indenture is made and entered into this 23rd day of February, 2005 between **Ken Karger** (hereinafter referred to as "GRANTOR") and **Daniel Z. 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:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 6 of the Waters Place on Maxey Lane Subdivision as shown by a map of record in Book 332 at pages 136 and 137 in the Davidson County, Tennessee Register of Deeds office.

SAID Lot No. 6 fronts 50 feet on the southerly side of the Williams Ferry Road and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Ken Karger by instrument of record in Instrument No. 20020913-0111825 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 072.07-0-233.00

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.

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.

Ken Karger

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Ken Karger, 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 Brentwood, Tennessee this 23rd day of February, 2005.

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.
My Commission Expires FEB. 20, 2007

NOTARY PUBLIC
Commission Expires: _____

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 $50,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 23 DAY OF February, 2005.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.
My Commission Expires FEB. 20, 2007