WARRANTY DEED

Box 50-B

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 2005

Notary Public

MY COMMISSION EXPIRES: ~~April 23, 2005~~ 1/24/09
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet D. Lewis (NAME)	Pinnacle Bank (NAME)	83-10-0/14.00
1514 Gartland Avenue (ADDRESS)	211 Commerce Street, Suite 300 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Charles A. Heffernan and wife, Pamela E. Ryan Heffernan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet D. Lewis and Robert Warren Grace, husband and wife

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:

Being Lot No. 67 and the easterly 3 1/2 feet of Lot No. 68 on the plan of the Subdivision of the A.V.S. Lindsley 29 acre tract of record in Book 57, page 66, RODC, to which plan reference is made for a more complete description.

Being all the same property conveyed to Charles A. Heffernan and wife, Pamela E. Ryan, both unmarried as joint tenants with right of survivorship by deed from Lynn D. Jackson and Edna T. Burch, both unmarried of record in Book 11597, page 784, Register's Office for Davidson County, Tennessee. Charles A. Heffernan and Pamela E. Ryan are now married and Pamela E. Ryan is NKA Pamela E. Ryan Heffernan.

This conveyance is subject to all covenants, conditions and restrictions of record.

Davidson County DEEDWARR
Recvd: 03/16/05 11:39 2 pg:
Fees:13.00 Taxes:884.30

20050316-0028899

unimproved ( )
This is improved (X) property, known as 1514 Gartland Avenue, Nashville, TN 37206
(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 our hand s this 11th day of March 2005

Charles A. Heffernan

Pamela E. Ryan Heffernan by Charles A. Heffernan atty in fact

Pamela E. Ryan Heffernan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Heffernan ~~and wife, Pamela E. Ryan Heffernan~~

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 and official seal at Nashville, Tennessee, this 11th day of March 2005

Commission expires April 23, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

Before me, a Notary Public of said State and County aforesaid personally appeared Charles A. Heffernan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Pamela E Ryan Heffernan, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Pamela E Ryan Heffernan.

Witness my hand and seal at office this 11th day of March, 2005.

My Commission Expires: April 23, 2005

Notary Public