First Volunteer Title of Tennessee, Inc. 1411 West Main St., Suite C Lebanon, TN 37087

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 04/05/05 08:24 2 pgs
Fees:13.00 Taxes:466.20
20050405-0036681

ADDRESS NEW OWNER:
Edward Michael Heller
744 Jaywood Drive
Old Hickory, TN 37138

SEND TAX BILL TO:

Mortgagee

MORTGAGEE
U.S. Bank N.A.
4801 Frederica Street
Owensboro, KY 42301

MAP: 63
GROUP 16-B
PARCEL: 18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **David I. Hickman now joined by wife, Donna Hickman** has this day bargained and sold, and does hereby transfer and convey unto **Edward Michael Heller, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 92, on the Plan of Hampton Park (formerly Chitwood Downs, a P.U.D.), as shown on plat of record in Plat Book 6900, page 550-552, Certificate of Correction in Book 7462, page 445, Amendement to change name of record in Book 8181, page 112 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David I. Hickman by Deed of record in Book 10404, Page 928, recorded 04/03/1997, Register's Office for Davidson County, Tennessee.

Donna Hickman, the spouse of David I. Hickman, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virture of being the spouse of David I. Hickman.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

WE COVENANT with the Grantee herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record, and restrictions, and encumbrances as may be shown

of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of March, 2005.

David I. Hickman

Donna Hickman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **David I. Hickman and Donna Hickman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 126,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of March, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____