...or Recording Return to:
College Title Services, LLC
One Lakeview Plaza
...Blvd., Suite 505
...ville, Tennessee 37214

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $117,450.00

Affiant

Subscribed and sworn to before me, this 14th day of March, 2005.

Notary Public
My commission expires: 11/22/08

Davidson County DEEDWARR
Recvd: 04/13/05 15:46 2 pgs
Fees:13.00 Taxes:434.57
20050413-0041391

02-0502-43720

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matt Heineken	New Owner	162-05-0-302.00
509 Ashlawn Circle		
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Mazza, Jr. and wife, Theresa Mazza, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matt Heineken, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Section Three, Hickory View, of record in Book 6250, Page 960, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Mazza, Jr. and wife, Theresa Mazza by deed dated 2/26/03 of record in Instrument No. 200303030027321, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 509 Ashlawn Circle, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 14th day of March, 2005.

Joseph Mazza, Jr.
By: Rodger Speegle, Attorney in Fact

Theresa Mazza
By: Rodger Speegle, Attorney in Fact

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 Rodger Speegle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the attorney in fact for Joseph Mazza, Jr. and Theresa Mazza, and that _he is authorized by Joseph Mazza, Jr. and Theresa Mazza, to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 14th day of March, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/11/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commis... 10/04/2005