Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/04/05 10:46 2 pgs
Fees:13.00 Taxes:240.50
20050504-0049859

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

State Of Tennessee
County Of Wilson

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me this 13 day of April, 2005.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Ashley R. Ivey/Sandra F. Strube 410 Stewarts Ferry Road Nashville TN 37214	Guaranty Trust Company 640 Broadmor Blvd., Suite 100 Murfreesboro, TN 37129	096-110-A/18.0000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Heritage Credit Union**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ashley R. Ivey and, Sandra F. Strube**, both unmarried, hereinafter called the Grantees, their 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. C-2, on the Plan of Hickory Place Condominiums, of record in Plat Book 6250, Page 228, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Heritage Credit Union by deed from Melody A. Goodwin, unmarried, of record in Instrument No. 200309250142328, Register's Office for Davidson County, Tennessee.

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 410 Stewarts Ferry Road, Nashville, TN 37214

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this ____ day of April, 2005.

Heritage Credit Union

By: _____

its President

State Of Wisconsin
County Of Dane

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Lestina , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Heritage Credit Union, the within named bargainor, and that he is authorized by Heritage Credit Union to execute this instrument on its behalf.

Witness my hand in Madison, WI, this 18th day of April, 2005.

_____
Notary Public

JOHN P. SCHALLERN NOTARY PUBLIC STATE OF WISCONSIN

My Commission expires 2/15/09