Davidson County DEEDWARR
Recvd: 08/25/05 15:48 2 pgs
Fees:13.00 Taxes:628.63

20050825-0101972

WARRANTY DEED

G-CD-05-929

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Adria Heimburger
Affiant

Subscribed and sworn to before me this 12th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Heimburger	Crown Mortgage Services	
929 Preston Drive (ADDRESS)	833-C Wren Road (ADDRESS)	83-8-99
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT W. HUCK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID HEIMBURGER AND WIFE, DEBORAH HEIMBURGER AND ADRIA HEIMBURGER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

joint tenants

Land in Davidson County, Tennessee, being Lot 59, ROSEWOOD HEIGHTS, SECTION II, as shown on plat of record in Plat Book 2133, Page 57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert W. Huck, unmarried by Warranty Deed from William Lester Dias, Jr. and wife, Mara Kay Dias, recorded on the 7th day of September, 2001 in Instrument No. 20010907-0097069, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 2133, Page 57; and Book 9795, Page 601; said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 929 Preston Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of August, 2005.

Robert W. Huck

STATE OF Tennessee
COUNTY OF Davidson

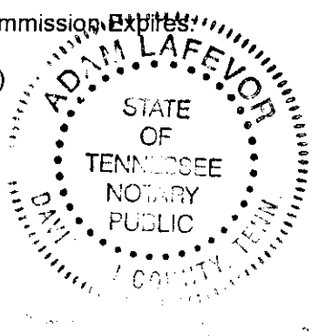
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert W. Huck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand ~~and official~~ seal, this the 12th day of August, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903