WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

RECORD AND RETURN TO:

PLANTATION TITLE, LLC
7620 HIGHWAY 70 S, SUITE 214
NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Heckman	Franklin American Mortgage Company	MAP 161 PAR. 90.06
(NAME)	(NAME)	
15409 Old Hickory Boulevard	501 Corporate Center Dr., Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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, **RONALD B. GEORGE, A SINGLE MAN, AND RONALD H. GEORGE AND WIFE, PAULETTE M. GEORGE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEAN HECKMAN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the division of the lands of Major J.B. Fitzhugh, deceased, as of record in Minute Book "J", Page 353, County Court for said County, and a small tract lying adjacent to and southerly from said part of Lot No. 6, described according to a survey made by J.R. Wauford and Co., Consulting Engineers, August 12, 1962, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard, said iron pin lying westerly 534.72 feet along the southerly margin of said Boulevard from the northwest corner of the property conveyed to Elmo Phillips and wife, by deed from Davidson County, Tennessee, as of record in Book 3283, Page 463, Register's Office for said County; thence with the southerly margin of said Boulevard south 65 deg. west 67.7 feet to an iron pin at an offset in said Boulevard; thence with said offset north 25 deg. west 5 feet to an iron pin in the southerly margin of said Boulevard; thence with the southerly margin of said Boulevard south 65 deg. west 62.94 feet to an iron pin: thence with the same along a slight curve to the right, having a radius of 985.09 feet, westerly 45.28 feet to an iron pin at the beginning of a curve; thence along a curve to the left, having a radius of 25 feet, southwesterly 38.03 feet to an iron pin in the easterly margin of an unnamed road; thence with the same south 19 deg. 32' east 20.01 feet to an iron pin; thence with the same along a slight curve to the right, having a radius of 627.47 feet, southerly 145.65 feet to an iron pin; thence leaving said unnamed road, north 83 deg. 46' east 224.18 feet to an iron pin; thence north 25 deg. west 250.7 feet to the beginning, containing 0.973 acres, more or less.

INCLUDED in the above description but specifically EXCLUDED there from is the following described property:

Beginning at the point of intersection of the existing south margin of S.R. 254 (Old Hickory Blvd) and the existing east margin of Brentwood Oaks Drive; thence with said south margin eastwardly 90 feet more or less; 5 feet more or less southwardly, and 64 feet more or less eastwardly to a point in the Robert T. Phillips west boundary; thence with said boundary south 22 degrees, 04 minutes, 10 seconds east 8.34 feet; thence south 68 degrees, 06 minutes, 15 seconds west 91.73 feet; thence south 74 degrees, 21 minutes, 15 seconds west 80.17 feet to a point in the existing east margin of Brentwood Oaks Drive: thence with said east margin northwardly 15 feet more or less to the point of beginning containing 1705 square feet.

Being the same property conveyed to Ronald B. George and Ronald H. George by deed of record in Instrument No. 20020315-0032967, Register's Office for Davidson County, Tennessee.

PAULETTE M. GEORGE, spouse of RONALD H. GEORGE, joins in this conveyance for the purpose of conveying any right, title, or interest, which she may have, marital or otherwise, in and to subject property.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 15409 Old Hickory Blvd., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 08/25/05 15:50 2 pgs
Fees:13.00 Taxes:661.93

20050825-0101982

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 hands this 29th day of July, 2005.

Paulette M. George

Ronald B. George

Ronald H. George

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Ronald B. George, a single man, and Ronald H. George and wife, Paulette M. George, the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 29th day of July, 2005.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008