03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,000.00

Affiant

Subscribed and sworn to before me, this 16th day of November, 2005.

Notary Public
My commission expires: 9/8/09

Davidson County DEEDWARR
Recvd: 11/29/05 08:25 2 pgs
Fees:13.00 Taxes:588.30
20051129-0143237

03-0511-33201

Address of New Owner:	Send Tax Bills to:	Tax Information
David Hefley	Regions Bank	103-08-0-075.00
4303 Murphy Road	181 Belle Forrest Circle	
Nashville TN 37209	Nashville, TN 37221	

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, Mark A. Sturtevant, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to David Hefley, 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. 2, on the Plan of C. H. Tritschler's Subdivision of Lot No.'s 347, 348, and part of 349, on the Plan of West Lawn Subdivision, of record in Book 843, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Sturtevant, unmarried by deed from Christopher D. Cioffi, unmarried, dated March 3, 1997, of record in Book 10369, Page 316, 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 4303 Murphy Road, Nashville, TN 37209

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. Grantor covenants with Grantee 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 ourselves, our 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 16th day of November, 2005.

Mark A. Sturtevant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark A. Sturtevant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of November, 2005.

State of Tennessee at Large

My Commission expires 4/8/09