Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 01/23/06 09:26 3 pgs
Fees:18.00 Taxes:407.00

20060123-0008139

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 19th day of January, 2006.

Notary Public
My commission expires: 7-19-08

07-0601-82540

Address of New Owner:	Send Tax Bills to:	Tax Information
Dru Ann Heffington 5600 Country Drive, #192 Nashville TN 37211	Bank of Oklahoma 7060 South Yale Tules, OK 74136	162-09-0-105.00CO

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, **Richard P. Schmidt, Walter Schmidt, Cindy Wilson and Kay A. Chase,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dru Ann Heffington,** 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:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:

Town House No. 192, Building No. 1, including the garage therewith, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 3, of record in Book 4860, Page 1, as amended in Book 4890, Page 372, together with the Master Deed of record in Book 4918, Page 116, as amended in Book 4958, Page 346, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joan K. Schmidt, unmarried by deed from Randall Phillips Builders, Inc., dated September 23, 1976, of record in Book 5072, Page 41, Register's Office for Davidson County, Tennessee. The said Joan K. Schmidt having since died intestate, leaving Richard P. Schmidt, Walter Schmidt, Cindy Wilson, and Kay A. Chase as her heirs at law. The Estate of Joan K. Schmidt, deceased, was probated in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 04P-1696. An Order Closing Estate was entered April 12, 2005.

The said Richard P. Schmidt is signing on behalf of Walter Schmidt, Cindy Wilson and Kay A. Chase per Powers of Attorney, of record in Instrument No. _____, Instrument No. _____ and Instrument No. _____, said Register's Office.

* 20060123-0008136 * 20060123-0008137 * 20060123-0008138

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 5600 Country Drive, #192, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees 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 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 19th day of January, 2006.

Richard P. Schmidt

Walter Schmidt by Richard P. Schmidt, Attorney-in-Fact

Cindy Wilson by Richard P. Schmidt, Attorney-in-Fact

Kay A. Chase by Richard P. Schmidt, 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, **Richard P. Schmidt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ HE executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 19th day of January, 2006.

Deborah K. Devine State of Tennessee Notary Public Davidson County

State of Tennessee at Large

My Commission expires 11/22/08

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 **Richard P. Schmidt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his 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 **Walter Schmidt** and that he is authorized by **Walter Schmidt** to execute this instrument on his behalf.

Witness my hand and official seal at Franklin, TN, this 19th day of January, 2006.

Deborah K. Devine State of Tennessee Notary Public Davidson County

State of Tennessee at Large

My commission expires: 11/22/08

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 **Richard P. Schmidt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his 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 **Cindy Wilson** and that he is authorized by **Cindy Wilson** to execute this instrument on her behalf.



Witness my hand and official seal at Franklin, TN, this 19th day of January, 2006.

State of Tennessee at Large

My commission expires: 11/22/08

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 **Richard P. Schmidt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his 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 **Kay A. Chase** and that he is authorized by **Kay A. Chase** to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, TN, this 19th day of January, 2006.



State of Tennessee at Large

My commission expires: 11/22/08