Return to:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1011

Davidson County DEEDWARR
Recvd: 02/01/06 10:23 2 pgs
Fees:13.00 Taxes:2404.63

20060201-0012366

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Kenneth C. Petroni and wife, Molly A. Petroni, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Todd Heebink and wife, Jennifer Heebink, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being the south part of Lot No. 18-A and all of Lot 18-B on the Plan of Honeywood Subdivision of the Malone Estate, not of record and described according to a copy of a survey thereof made April 2, 1947, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point in the westerly margin of Sunnyside Drive at the common corner of Lots 18-B and 19-A, being the northeast corner of the property of W. Raymond Denney; thence, northerly along the westerly margin of Sunnyside Drive 167 feet 6 inches to a point which is 67 feet 6 inches north of the corner of Lots 18-A and 18-B; thence, westerly 197 feet, more or less, to a stake in the cast line of Lot No. 3; thence, with the line of the same along the westerly line of Lot No. 18-A and Lot No. 18-B, southerly 141 feet 7 inches to a stake at an iron pin, being Denney's northwest corner and the corner of Lots 19-A and 18-B; thence with the line between said lots easterly 183 feet 9 inches to the point of beginning.

Being the same property conveyed to Kenneth C. Petroni and wife, Molly A. Petroni by deed from Larry D. Soderquist and wife, Ann M. Soderquist dated February 22, 2002, of record in Instrument No. ~~20020226~~ 20020325-0023703, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 421 Sunnyside Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of January, 2006

Kenneth C. Petroni

Molly A. Petroni

State of Tennessee)
County of Davidson)

On this 12th day of January, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kenneth C. Petroni and Molly A. Petroni, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 649,900.00.

X
Affiant

Sworn and subscribed before me on this the 12th day of January, 2006.

Notary Public

My Commission Expires: 7-30-09

NEW OWNER:
Todd Heebink
421 Sunnyside Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Wells Fargo Home Mgt.
P.O. Box 10304
Des Moines, IA 50306-0304

TAX MAP-PARCEL #:
116-11-0 031.00