Send Tax Statements To:
New Owner

Name and Address of New Owner:
Gloria Heidel
805 Beazer Lane
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 05/19/06 10:43 2 pgs
Fees:13.00 Taxes:425.13
20060519-0059019

Map 163-11-0C-063.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **A. ERWIN COLVER, JR. and wife, JONI L. COLVER,** has this day bargained and sold and does hereby transfer and convey unto, **GLORIA HEIDEL,**, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot Number 63, Revised Bell Forge Village III, Section Five, according to plat and survey of record in Book 6900, page 632, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to A. Erwin Colver, Jr. and wife, Joni L. Colver, by deed from Janice Yvonne Wyatt, dated December 29, 1997, appearing of record in Book 10735, page 984, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Book 7461, page 530, in Book 7464, page 967, in Book 7508, page 659, and in Instrument Number 20010627-0068130; By-Laws of record in Instrument Number 20010627-0068129, and in Instrument Number 20050810-0094532; Surveyor's Certificate of Correction(s) of record in Book 7524, page 552; Charter of Home Owners Association of record in Book 7483, page 989, and amended of record in Book 8154, page 962; and to any and all matters shown on said plat and survey of record in Plat Book 6900, page 632; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **GLORIA HEIDEL,**, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12th day of May, 2006.

A. Erwin Colver, Jr. by Kendra Cooke — Joni L. Colver by Kendra Cooke

A. Erwin Colver, Jr.
By: Kendra Cooke
Attorney in Fact

Joni L. Colver
By: Kendra Cooke
Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Personally appeared before me, the undersigned authority, a Notary Public within and for the said County and State aforesaid, the with named **KENDRA COOKE**, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained; and the said **KENDRA COOKE**, to me known to be the person who executed the same as the free act and deed of the said **A. Erwin Colver, Jr. and wife, Joni L. Colver**, and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **A. ERWIN COLVER, JR., and wife, JONI L. COLVER**, and appearing of record in Book *, page _____, in the Register's Office of Davidson County, Tennessee. *20060519-0059018

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 12th day of May, 2006.

RHONDA D. MELTON NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

Rhonda D Melton
NOTARY PUBLIC

My Commission Expires: 6-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $114,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sallie Allen
AFFIANT

SWORN to and subscribed before me,
this the 12th day of May, 2006.

Rhonda D Melton
NOTARY PUBLIC
My Commission Expires: 6-21-09

RHONDA D. MELTON NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN