FILE NUMBER
261216

(1)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Daniel Z. Heller P. O. Box 60865 Nashville, TN 37206	(same as owner)

Davidson County DEEDWARR
Recvd: 05/23/06 10:43 2 pgs
Fees:13.00 Taxes:1665.00

20060523-0060369

GENERAL WARRANTY DEED

This indenture is made and entered into this 16th day of May, 2006 between **Philip T. Travis** (hereinafter referred to as "GRANTOR") and **Daniel Z. Heller** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lots 10, 11, 12 of The Waters Place on Maxey Lane Subdivision as shown by a map of record in Book 332 at pages 136 and 137 in the Davidson County, Tennessee Register of Deeds office.

Said Lot Nos. 10, 11 and 12 front together 150 feet on the southeasterly margin of McGavock Pike, formerly Williams Ferry Road and extend back between parallel lines 160 feet to a dead line in the rear, measuring 150 feet thereon.

BEING the same property conveyed to Philip T. Travis by instrument of record in Book 7599 at page 929 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 072.07-0-292/291/290

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, ~~and hereby binds its successors~~ to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Philip T. Travis

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Philip T. Travis**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 16th day of May, 2006.

SEAL

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires FEB. 20, 2007

NOTARY PUBLIC
COMMISSION EXPIRES:_____

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $450,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 16th DAY OF May, 2006.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires FEB. 20, 2007