Davidson County	DEEDWARR
Recvd: 12/15/06 13:41	2 pgs
Fees:13.00 Taxes:873.20	
20061215-0154883	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$236,000.00 Carolyn James
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2006.
NOTARY PUBLIC: Rosemary P. Smithson
MY COMMISSION EXPIRES: 8/11/07
(AFFIX SEAL)

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew and Kayla Heins	Countrywide Home Loans 801 Crescent Centre Dr. Ste 610 Franklin, TN 37067	Map 98.05 B Parcel 21

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lisa Moore Frizzell now known as Lisa Danette Keyser and husband, John E. Keyser by and through Lisa Danette Keyser, Attorney in Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andrew S. Heins and wife, Kayla D. Heins

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING ALL OF LOT NO. 21, FINAL PLAT OF BAYPOINTE SUBDIVISION, PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 200005230051440 AND AS REVISED IN THE FIRST REVISION, FINAL PLAT OF BAYPOINT SUBDIVISION, PHASE I, RECORDED IN INSTRUMENT NO. 200006210061773, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE, TO WHICH PLAT REFERENCES ARE HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L.FRIZZELL AND WIFE, LISA FRIZZELL BY DEED FROM, EASTLAND CONSTRUCTION, INC. A TENNESSEE CORPORATION DATED DECEMBER 28, 2001 AND OF RECORD IN INSTRUMENT NO. 20020115-0005784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN LISA MOORE FRIZZELL BY FINAL DECREE OF DIVORCE FROM ROBERT LEWIS FRIZZELL, DOCKET NO.02D-1438 OF RECORD IN INSTRUMENT NO. 20030114-0005723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LISA MOORE FRIZZELL HAS SINCE MARRIED AND IS NOW KNOWN AS LISA DANETTE KEYSER. JOHN E. KEYSER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat in Instrument Number 20000621-0061773, Register's Office for Davidson County, Tennessee.
3) Property is subject to Baypointe, a Planned Unit Development, of record in Plat Instrument no. 20000621-0061773 and the By-Laws and restrictions in Instrument No. 20000510-0047337 and amended in Instrument No. 2000720-0071748 including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 6513 Lampe Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this 14 day of December, 2006.

Lisa Danette Keyser

John E. Keyser by Lisa Danette Keyser, Atty in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lisa Moore Frizzell now known as Lisa Danette Keyser, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of December, 2006.

NOTARY PUBLIC

My Commission Expires:

AMIE GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Danette Keyser, Attorney-in-Fact for John E. Keyser, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf John E. Keyser for the purposes therein contained.

20061215-0154882

WITNESS my hand and official seal this 14 day of December, 2006

NOTARY PUBLIC

My Commission Expires:

AMIE GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076