WARRANTY DEED

AT-20060362

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

Angie McClanahan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of January, 2007.

April G Nichols
Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Frank Marks	SAME	095-04-0 204.00
2600 Bluefield Avenue		
Nashville, TN 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Dorothy G. Heidtke, a one-half undivided interest, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Frank Marks, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the westerly part of Lot No. 1 on the map of Bluefields Subdivision, of record in Book 843, page 16, Register's Office for Davidson County, Tennessee and also being the westerly part of Lot No. 1 on Map of the Re-Subdivision of Lots No. 1 and 2 inclusive by R. D. Stanford, not of record, and described as follows;

Beginning at a point on the northerly margin of Bluefields Avenue 70 feet west of the common corner of Lot Nos. 1 and 2 in Bluefields Subdivision, of record in Book 843, page 16, said Register's Office, and 5 feet west of the common corner of Lots Nos. 1 and 2 of the Re-subdivision; thence in a northwesterly direction, along the margin of Bluefield Avenue, 283.6 feet to a point at the beginning of a curve; thence around said curve northeasterly 35.7 feet to a point in the southerly margin of the New Lebanon Road; thence with the margin of the same, easterly 188.6 feet to a point, the beginning of the Viaduct; thence Southerly 20 feet to a point; thence easterly, with the viaduct, 90.7 feet to a point which is 83.7 feet west of the dividing line between Lot Nos. 1 and 2 in Bluefields Subdivision, of record in Book 843, page 16, said Register's Office, and being 10 feet west of the corner of Lots Nos. 1 and 2 of the Re-subdivision; thence in a southwesterly direction 228 feet more or less to the beginning.

Being the same property conveyed to Richard Lloyd Heidtke (now deceased), a one-half undivided interest and Dorothy G. Heidtke, a one-half undivided interest from Dorothy G. Heidtke as Trustee and Individually Richard Lloyd Heidtke and Lyman O. Heidtke, Jr. by Warranty Deed dated April 15, 1986 and recorded April 17, 1986 in Book 6831, page 45, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2600 Bluefield Avenue, Nashville, TN 37214.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 30th day of January, 2007

Dorothy C Heidtke by L O Heidtke, POA
Dorothy G. Heidtke by L. O. Heidtke, POA

Davidson County DEEDWARR
Recvd: 02/14/07 09:53 2 pgs
Fees:13.00 Taxes:843.60

20070214-0018649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2007, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Lyman Oscar Heidtke, aka L. O. Heidtke, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Dorothy G. Heidtke, and as such Attorney in Fact for Dorothy G. Heidtke, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Dorothy G. Heidtke to execute this instrument on behalf of Dorothy G. Heidtke.

Witness my hand and official seal on this 30th day of January, 2007.

April G Nichols
Notary Public

My Commission Expires: 6-26-07

