FILE NUMBER
270136

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: 02/20/07 12:20 2 pgs
Fees:13.00 Taxes:370.00

20070220-0020652

GENERAL WARRANTY DEED

This indenture is made and entered into this 15th day of February, 2007 between **Arthur F. Patterson and wife Carlissa Patterson** (hereinafter referred to as "GRANTOR") and for **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:

Lot 25 of the Waters Place on Maxey Lane Subdivision as shown by a map of record in Plat Book 332 at pages 136 & 137 in the Davidson County, Tennessee Register of Deeds office.

Said Lot No. 25 fronts 59 feet on the easterly side of Riverside Drive and runs back between parallel lines, along the northerly margin of Oakhurst Avenue, 160 feet to an alley in the rear.

BEING the same property conveyed to Arthur F. Patterson and wife Carlissa Patterson by instrument of record in Instrument No. 20060103-0000280 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 072.07-0-296.00

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.

Arthur F. Patterson

Carlissa Patterson

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Arthur F. and Carlissa Patterson** 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 16 day of February, 2007.

SEAL

ALYSSA N. HAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires JULY 17, 2010

Notary Public
My Commission Expires: 7/17/10

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 $100,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 15 DAY OF February, 2007.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

K. BRIAN HAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires NOV. 19, 2007