Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $397,000.00

Affiant

Subscribed and sworn to before me, this 16th day of February, 2007.

Notary Public
My commission expires: 02/24/08

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

06-0701-72609 My Commission Expires MAY 24. 2008

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Wagener	Countrywide Home Loans, Inc.	110-00-0 182.00
4857 Alvin Sperry Road	3011 Armory Drive, Suite 120	
Mt. Juliet TN 37122	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna Burson Heard, an unmarried woman,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Michael Wagener, an unmarried man,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin in the north margin of Alvin Sperry Road, where the south boundary of the Susan Rebecca Campbell property of record in Book 4489, Page 636, Register's Office for Davidson County, Tennessee, intersects said margin, being 25 feet of the centerline of said road; thence with said north margin of Alvin Sperry Road in a curve having a radius of 290.02 feet, southwesterly 97.15 feet to a point; thence S 27° 49' 00" W. 475.00 feet to beginning of a curve to the right having a radius of 182.31 feet; thence along said curve for a distance of 150.78 feet to a point; thence S 75° 12' 09" W, 155.14 feet; thence leaving said Alvin Sperry Road N 06° 32' W 562.60 feet; thence S 83° 31' E 472.00 feet; thence S 84° 00' E 135.00 feet to the point of beginning.

Included in the above description but expressly EXCLUDED from this conveyance is that parcel of land described in instrument of record in Book 10237, Page 433, said Register's Office.

Being the same property conveyed by Operation of Law to Edmund W. Turnley, III, Bankruptcy Trustee, pursuant to voluntary bankruptcy petition filed by John H. Sutton and Paulett Sutton, in the United States Bankruptcy Court for the Middle District of Tennessee, same being filed Bankruptcy No.: BK. 383-02887. Property was vested in Clarence O. Heard, Jr. and wife, Donna Heard, by Bankruptcy Trustee's Deed from Edmund W. Turnley, III, Bankruptcy Trustee, of record in Book 6390, Page 977, said Register's Office. The said Clarence O. Heard, Jr. and Donna Heard are now both unmarried per Final Decree No. 93 D-2187, in the Second Circuit Court for Davidson County, State of Tennessee.

Further being the same property conveyed to Donna Heard, unmarried by Quitclaim Deed from Clarence O. Heard, Jr. and Donna Heard, dated April 29, 1994, recorded May 11, 1994, of record in Book 9341, Page 890, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Donna Burson Heard by Quitclaim Deed from Bradie Lee Burson, dated January 24, 2002, recorded January 30, 2002, of record in Instrument No. 20020130-0013432, Register's Office for Davidson County, Tennessee.

Donna Heard and Donna Burson Heard being one and the same person.

Davidson County DEEDWARR
Recvd: 02/28/07 10:09 2 pgs
Fees:13.00 Taxes:1468.90

20070228-0024567

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4857 Alvin Sperry Road, Mt. Juliet, TN 37122

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this **16th** day of **February, 2007**.

Donna Burson Heard

Donna Burson Heard

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Burson Heard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 16th day of February, 2007.

Kathleen Tomlinson
Wilson County

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires: 02/24/08