THIS INSTRUMENT PREPARED BY: **VICKY V. KLEIN, ATTORNEY AT LAW**
223 Madison Street, Suite 102
P. O. Box 608
Madison, TN 37116-0608
(615) 868-8886

Davidson County DEEDWARR
Recvd: 04/03/07 08:50 2 pgs
Fees:13.00 Taxes:333.00
20070403-0039514

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Stephen P. Heyneman
AFFIANT

Subscribed and sworn to before me, this 29th day of March, 2007.

VICKY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

NOTARY PUBLIC

My commission expires:

ADDRESS OF NEW OWNER(S)	**SEND TAX BILL**	**MAP & PARCEL**
Stephen P. Heyneman, et al.	SAME	04415042100
1007 Riverside Rd.		
Old Hickory, TN 37138		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **THOMAS TRAVAGLINI and Wife, JACQUIE TRAVAGLINI**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEPHEN P. HEYNEMAN** and **KATHRYN H. ANDERSON**, as Tenants-in-Common, hereinafter called the Grantees, their heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3A, Section B, Village of Old Hickory, as of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Thomas Travaglini and wife, Jacque Travaglini, by deed of record in Book 7639, page 192, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved property known as 1005 Riverside Drive, Old Hickory, Tennessee.

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.

Jacque Travaglini and Jacquie Travaglini are one and the same person.

Witness our hands this 29th day of March, 2007.

THOMAS TRAVAGLINI

JACQUIE TRAVAGLINI

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 THOMAS TRAVAGLINI and JACQUIE TRAVAGLINI, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of March, 2007.

VICKY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

NOTARY PUBLIC

My Commission Expires: _____