 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $495,000.00 Affiant Subscribed and sworn to before me, this 11th day of April, 2007. Notary Public Expiration of commission.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/18/07 08:21 2 pg
Fees:13.00 Taxes:1831.50
20070418-0046010

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chris O. Parker **Kristen B. Parker**	**New Owner**	**Map 160, Group 10, Parcel 2**
5409 Forest Acres Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Bruce Heiser, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chris O. Parker and wife, Kristen B. Parker

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:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Oak Hill Estates, Section II, of recordin Book 4460, page 36-38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bruce Heiser by Warranty Deed from William R. Tise and wife, Priscilla S. Tise, dated May 11, 2006, of record in Instrument No. 20060517-0057958, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, Page 36-38, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4537, Page 496, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved) property known as 5409 Forest Acres Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 11th day of April, 2007.

Bruce Heiser by Catherine Carter-Heiser, Attorney in Fact
Bruce Heiser
By: Catherine Carter Heiser, Attorney-in-Fact by Instrument of Record No. 20061023-0130764

*Catherine Carter Heiser, spouse of Bruce Heiser, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Catherine Carter-Heiser
Catherine Carter Heiser

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Catherine Carter Heiser, the within named sellers, with whom I am personally acquainted (or proved to me their identity 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 11th day of April, 2007.

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 2009

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Catherine Carter Heiser with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Bruce Heiser aka Bruce David Heiser for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Bruce Heiser aka Bruce David Heiser and is authorized by Bruce Heiser aka Bruce David Heiser to execute this instrument on his/her behalf.

Witness my hand, at office, this 11th day of April, 2007.

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 2009

My Commission Expires:_____

File #: 07326-CD
RECORD & RETURN TO:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443