THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26707-06-2007** **Record & Return To:** **Lawyers Escrow Services** **2021 Richard Jones Road, Suite 220** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Ronald Heady, Lynn Heady 620 Harpeth Trace Drive Nashville, TN 37221	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce St. Ste 300 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 143020A004.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beatrice B. Madden, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald Heady and Lynn Heady, Husband and Wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 620 Harpeth Trace Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2007.

Beatrice B. Madden by Anne B. Was as Attorney-In-Fact

Anne B Was

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Anne B. Was, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Beatrice B. Madden as her Attorney-In-Fact, as the free act and deed of the within named Beatrice B. Madden.

Witness my hand, at office, this 15th day of June, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/19/07 15:25 2 pgs
Fees:13.00 Taxes:1350.50

20070619-0073414

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Phase Three Harpeth Trace Estates, as of record in Plat Book 5200, pages 751, 752, and 753, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Beatrice B. Madden by Deed dated 9/29/2006 from Walter Robert Thompson, an unmarried man of record in Instrument No. 20061006-0124449, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
3. State and County taxes for the year 2007, a lien, but not yet due and payable. Map and Parcel No. 143020A004.00CO.
4. State and County taxes for the year 2006, in the amount of $2938.29, PAID. Map and Parcel No. 143020A004.00CO.
5. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Estates of record in Book 5120, page 208, Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357, and Book 6274, page 148, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
6. Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, page 199, amended in Book 6556, page 694, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4889, page 192, Book 5099, page 783, Book 5142, pages 690 and 694, Book 5360, page 320, Book 5364, page 882, and Book 6380, page 201, Register's Office for Davidson County, Tennessee.
8. Easement for of record in Book 6407, page 892, Register's Office for Davidson County, Tennessee.
9. Overpass Construction Agreement recorded in Book 5102, page 956, Register's Office for Davidson County, Tennessee.