This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

7105 [illegible] Rd. #105
[illegible] 027

ADDRESS NEW OWNER:
Bruce Heiser
9202 Sydney Lane
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner

MORTGAGEE:
Cadence Bank
93 Seaboard Lane
Brentwood, TN 37027

MAP 72-14
GROUP
PARCEL 240

Davidson County DEEDWARR
Recvd: 07/13/07 13:23 2 pgs
Fees:13.00 Taxes:518.00
20070713-0083719

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lillie Mae Miller, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Bruce Heiser, married** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 72 and the east 15' of Lot No. 73 on the map of Dr. E.T. Brown's subdivision of Lot Nos. 21 to 26 inclusive of Brownsville Addition of record in Book 332, page 91, Register's Office for said county. Said lot and part of said lot adjoin and front together 65' on the north side of Douglas Avenue and run back between parallel lines 170' to an alley.

Being the same property conveyed to Lillie Mae Miller, unmarried by deed from Virginia Vradenburg Hewitt, unmarried of record in Book 8967, page 782, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1511 Douglas Avenue, Nashville, Tennessee 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 9 day of ~~June~~ July, 2007.

Lillie Mae Miller

Lillie Mae Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lillie Mae Miller, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9 day of June, 2007.

Karen C Asplint
NOTARY PUBLIC

My Commission Expires: 7/21/2007

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$140,000.00~~.

AFFIANT

Subscribed and sworn to before me on this 9 day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 7-21-07

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds