THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26772-06-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $103,100.00. Affiant Subscribed and sworn to before me this 27th day of July, 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: Bonnie H. Huettig Jonathan E. Huettig 508 Leeanne Drive Nashville, TN 37211	**Send Tax Bills To:** Regions Bank, d/b/a Regions Mortgage Dept. 2520 P.O. Box 2153 Birmingham, AL 35287-2520	**Tax Information:** Map and Parcel No. 147110056.00

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, **Michael W. Hiett as sole heir at law of Margarete W. Hiett, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bonnie H. Huettig, an Unmarried Woman and Jonathan E. Huettig, an Unmarried Man, as Joint Tenants with the Right of Survivorship** ("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 508 Leeanne Drive, Nashville, TN 37211

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 27th day of July, 2007.

Michael W. Hiett

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael W. Hiett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 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: 08/01/07 15:05 2 pgs
Fees:13.00 Taxes:381.47
20070801-0091565

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 435 on the Plan of Whispering Hills Section II-C as of record in Plat Book 2663, pages 66 and 67 (erroneously referred to as pages 65 and 67 in the previous deed of record), Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Reginald W. Hiett for life with remainder to Margarete W. Hiett by Quitclaim deed dated April 8, 1987 from Patricia M. Hylton, Trustee of record in Book 7197, page 70, Register's Office for Davidson County, Tennessee. Reginald W. Hiett died October 10, 1994. Margarete W. Hiett died March 13, 2007.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2663, pages 66 and 67, Register's Office for Davidson County, Tennessee.