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Davidson County DEEDWARR
Recvd: 08/20/07 15:52 2 pgs
Fees:13.00 Taxes:1572.13
20070820-0099691

FROM: Mary Jane M. Swaney

TO: Timothy K. Heichel and Carolyn X. Heichel

Address New Owner as follows: Timothy K. and Carolyn X. Heichel
2051 Timberwood Drive
Nashville, Tennessee 37215

Send Tax Bills to: (same)

Tax-Parcel No. Map 144 Parcel 21.01

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $424,900.00.

Timothy K. Heichel
Affiant

Subscribed and sworn to before me, this the 17th day of August, 2007.

Notary Public

My Comm. Expires: 7/5/11

JEANETTE RAMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Jane M. Swaney, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Timothy K. Heichel and wife, Carolyn X. Heichel, hereinafter called "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. 15-A on the Plan of Forest Hills Community Subdivision, as of record in Book 3600, page 81, as amended in Book 3830, page 581, Register's Office for said County.

Said Lot No. 15-A fronts 200 feet on the southeasterly side of Timberwood Drive and extends back 440 feet on the southerly line and 432 feet on the northerly line to a dead line, measuring 200 feet thereon.

Being the same property conveyed to Charles Robb Swaney and wife, Mary Jane M. Swaney by deed from Duncan Yokley and wife, Estelle Yokley, of record in Book 4204, page 369, said

Register's Office, the said Charles Robb Swaney having since died.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 200[illegible] Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 3600, page 81, as amended in Book 3830, page 581, said Register's Office.

3. Sanitary sewers and/or Storm Drainage easement of record in Book 7860, page 151, said Register's Office.

This is improved property known as 2051 Timberwood Drive, Nashville, Tennessee 37215.

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 GRANTOR further covenants and binds herself, her heirs and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 17th day of August, 2007.

Mary Jane M. Swaney, by Walter H. Crouch, Attorney-in-fact

Mary Jane M. Swaney, by Walter H. Crouch, as Attorney-in-Fact

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 Walter H. Crouch to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Mary Jane M. Swaney, the bargainor, and acknowledged that he executed the same as the free act and deed of the said Mary Jane M. Swaney for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of August, 2007.

Jeanette L. Ramer

NOTARY PUBLIC

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7/5/11

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