PREPARED BY: BOX 50-B
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $665,000.00 .

Affiant

Subscribed and sworn to before me this 18th day of July, 2008.

Notary Public
My Commission Expires 01~~/09/12~~ 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/28/08 14:37 2 pg
Fees:13.00 Taxes:2460.50
20080728-0077055

08-0323

Address of New Owner:	Send Tax Bills to:	Tax Information:
David E. Heller	Countrywide Home Loans	117-2
2312 Springdale Drive	100 Mallard Creek Rd #250	144.00
Nashville, TN 37215	Louisville, KY 40207	

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 of which is hereby acknowledged, we **Daniel D. Viner and wife, Jessica G. Viner**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David E. Heller and wife, Geralyn V. Heller**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, Block 3, and that portion of Alley No. 1706 abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, on the Plan of A Development of Stokes Tract, as of record in Plat Book 974, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description, and by Metropolitan County Council Ordinance No. 095-78 in the County Clerk's Office for said County.

Being the same property conveyed to Daniel D. Viner and wife, Jessica G. Viner by deed from T. Randall McCabe and wife, Leslie K. McCabe, dated May 23, 2002, recorded on May 28, 2002, of record in Instrument No. 20020528-0064230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2312 Springdale Drive, Nashville, TN 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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 18th day of July, 2008.

Daniel D. Viner

Jessica G. Viner

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 **Daniel D. Viner and wife, Jessica G. Viner**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of July, 2008.

Notary Public

My Commission Expires: 01/09/12

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE