Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 10/02/08 09:47 2 pg
Fees:13.00 Taxes:1058.20

20081002-0100063

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $286,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2008.

Notary Public

Expiration of commission. My Commission Expires November 22, 2010

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam S. Thede **Laura J. Veltz**	COUNTRYWIDE BANK	**Map 072, Group 14-0, Parcel 240.00**
1511 Douglas Avenue	2021 N. GALLATIN RD. STE. 280	
Nashville, TN 37206	MADISON, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Bruce Heiser, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam S. Thede, unmarried and Laura J. Veltz, unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE 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. 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 Additions, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. 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 Bruce Heiser, married, by Warranty Deed, from Lillie Mae Miller, unmarried, of record in Instrument No. 20070713-0083719, Dated July 9, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, page 91, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 17th day of September, 2008.

Bruce Heiser

**This property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Bruce Heiser, married , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2008.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES July 18, 2009

File #: **08595-JM**
RECORD & RETURN TO:

TENNESSEE TITLE & ESCROW
501 CORPORATE CTR DR, STE. 280
FRANKLIN, TN 37067