BILL GARRETT, Davidson County
Trans:T20090039255 DEEDWARR
Recvd: 06/12/09 11:10 3 pgs
Fees:18.00 Taxes:936.10
20090612-0054710

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2039

Property Address: 1005 Acklen Ave, Nashville, TN 37203

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Forrest R. Perry**, unmarried, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **David W. Heyer, Morgan Heyer husband and wife and Robert W. Heyer,** A MARRIED PERSON hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

See Attached Exhibit A

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

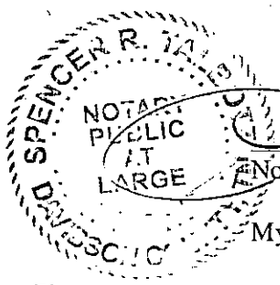
Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $253,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 29th day of May, 2009.

X _____ {Seal}
Forrest R. Perry

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 29th day of May, 2009, before me the undersigned officer, personally appeared Forrest R. Perry, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.



Notary Public

My Commission expires: 1-23-2011

Grantor's Name, Address, Phone:
Forrest R. Perry
1007 Acklen Ave
Nashville, TN 37203

Grantees' Name, Address, Phone:
David W. Heyer, Morgan Heyer and Robert W. Heyer
1005 Acklen Ave
Nashville, TN 37203

SEND TAX STATEMENTS TO THE GRANTEE.

Map & Parcel: 105-09-0-202.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $253,000.00.

Ashley Neese
AFFIANT

Laura W. Duke

My comm. exp. 3/27/11

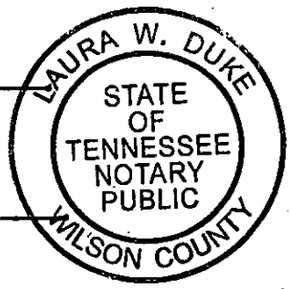


EXHIBIT A 09-2039

A certain tract or parcel of land in Davidson county, State of Tennessee, described as follows, to-wit:

Land in Davidson county, Tennessee being part of Lot No. 34 on the Plat of Waverly Land Company's Plan of Lots, of record in Book 57, pages 94 and 95, Register's Office for Davidson county, Tennessee, described as follows:

Beginning at a point on the south margin of Acklen Avenue, 100 feet west of 10th Avenue South, being the
Northwest corner of the property conveyed to Sam A. Moore, by deed of record in Book 306, page 368, said Register's Office; thence with the south margin of Acklen Avenue, westerly 72.1feet to the northeast corner of the property conveyed to Henry W. Morgan, by deed of record in Book 221, page 296, said Register's Office; thence with his east margin line, southerly 158 feet, more or less, to the north margin of an alley, thence with the margin of said alley, easterly 72 feet more or less, to Moore's southwesterly corner; thence with his west line, northerly 158 feet, more or less, to the beginning.

Being the same property conveyed to Forrest R. Perry, unmarried by Warranty Deed from Kim D. Becker and husband, Robert P. Becker, of record in Instrument #20000814-0079989, Register's Office for Davidson county, Tennessee, dated August 10, 2000 and recorded August 14, 2000.

This is improved property known as 1005 Acklen Avenue, Nashville, TN 37203.

MAP 105-9-202