WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Lesa R Heintzman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/1/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lesa R. Heintzman	Prime Lending	Parcel ID:
5397 Lickton Pike	18111 Preston Road, Ste. 900	02300008100
Goodlettsville, TN 37072-9131	Dallas, TX 75252	

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

Tommy C. Hart and wife, Teresa D. Hart

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lesa R. Heintzman, a single woman

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 the 10th, formerly the 22nd Civil District, Davidson County, Tennessee, described as follows:

Beginning at a point in the centerline of Lickton Pike, at the southwesterly corner of the property conveyed to Robert L. Melton, of record in Book 4488, Page 774, said Register's Office, said point also being the northwesterly corner of the herein described tract of land; thence, leaving the centerline of said Pike with Melton's southerly line, S 56 deg. E 206 feet to a point in the westerly line of the property conveyed to M.O. Hodges, of record in Book 2643, Page 129, said Register's Office, said point also being in the centerline of Whites Creek, as fixed by agreement of record in Book 2991, Page 307, said Register's Office; thence with Hodges westerly line and the centerline of said Creek; the following calls: S 44 deg. 30' W 138 feet, S 26 deg. 30' W 118 feet, S 56 deg. 45' W 216 feet to the centerline of Lickton Pike; thence, with the centerline of said Pike, N 19 deg. E 438 feet to the point of beginning.

BEING the same property conveyed to Tommy C. Hart and wife, Teresa D. Hart by deed from Robert Wingo and wife, Sharon Lee Wingo, of record in Book 5662, Page 147, dated October 7, 1980, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6406, Page 130, Register's Office for said County.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5397 Lickton Pike, Goodlettsville, TN 37072-9131

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.

BILL GARRETT, Davidson County
Trans:T20090054816 DEEDWARR
Recvd: 08/11/09 13:05 2 pgs
Fees:13.00 Taxes:440.30
20090811-0075562

Witness our hands this 7th day of August, 2009.

Tommy C. Hart

Tommy C. Hart

Teresa D. Hart

Teresa D. Hart

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy C. Hart and Teresa D. Hart, with whom I am personally acquainted (or proved to me 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 and official seal at Hendersonville, Tennessee, this 7th day of August, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.