STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $170,057.00 (One Hundred Seventy Thousand Fifty Seven).

AFFIANT

Subscribed to and sworn before me this 10th day of September, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES 6/18/2013 (NOTARY SEAL)

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20090062927 DEEDWARR
Recvd: 09/15/09 08:43 2 pgs
Fees:13.00 Taxes:629.21
20090915-0085913

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Charles Ryan Kendrick 810 Halcyon Avenue Nashville,TN 37204	Same as new owner	118-01 412

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, I/WE, **DON LEE HEFFINGTON A/K/A DON L. HEFFINGTON, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHARLES RYAN KENDRICK, UNMARRIED**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land certain tract or parcle of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly one-half (1/2) of Lot No. 5 on the Plan of Dodd & Woodard's Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Don Lee Heffington by Quitclaim Deed from Richard Heffington and wife Juanita Heffington of record in Instrument 200408020091995, Register's Office for Davidson County, Tennessee.

Wayne Morris executes this instrument as Attorney-in-Fact on behalf of Don L. Heffington, pursuant to the Power of Attorney recorded in Instrument No. *, Register's Office for Davidson County.

*20090915 0085912

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **810 HALCYON AVENUE** **NASHVILLE,TN37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2005

WITNESS, this 10th day of September, 2009

Don Lee Heffington

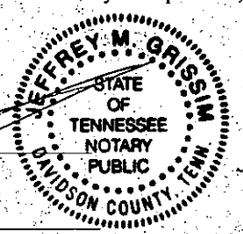
BY: _____

Wayne Morris, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of September, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Wayne Morris**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Don Lee Heffington**, and acknowledged that he executed that same as the free act and deed of the said **Don Lee Heffington**.

WITNESS my hand and official seal this the 10th day of September, 2009.



Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2005