THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00.

Natasha Bellrey
Affiant

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me, the undersigned, a Notary Public, this 30 day of September, 2009.

Notary Public
My Commission Expires: 12/27/09

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Rachelle Straker
925 Burchwood Ave.
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
072-09-103.00

KNOW ALL MEN BY THESE PRESENTS that, **Daniel Z. Heller, unmarried** ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer and convey to **Rachelle Straker, unmarried** ("Grantee"), her heirs and assigns, my/our entire right, title, and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

Lot Number 40, Block 1, on the Plan of Burchwood Place, as of record in Plat Book 547, Page 183, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel Z. Heller, by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of record as Instrument No. 20021004-0121368, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee.

This is improved property known as: **925 Burchwood Ave., Nashville, TN 37216**.

BILL GARRETT, Davidson County
Trans:T20090056820 DEEDWARR
Recvd: 10/01/09 12:16 2 pgs
Fees:13.00 Taxes:624.93
20091001-0091169

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 her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 my hand this **30th** day of **September, 2009**.

Daniel Z. Heller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Daniel Z. Heller**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this **30th** day of **September, 2009.**

Notary Public

My Commission Expires: **12/27/09**

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY