FILE NUMBER
290583

BILL GARRETT, Davidson County
Trans: T20090067109 DEEDWARR
Recvd: 10/02/09 10:33 2 pgs
Fees: 13.00 Taxes: 562.40
20091002-0091571

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RANDY N. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.
My Commission Expires JAN. 10, 2011

R-FSBO-09-1304

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel Z. Heller | Daniel Z. Heller | |
| 1304 McGavock Pike (ADDRESS) | 1304 McGavock Pike (NAME) (ADDRESS) | |
| Nashvile, TN 37216 (CITY) (STATE) (ZIP) | Nashvile, TN 37216 (CITY) (STATE) (ZIP) | 72-7-230.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we COLIN P. BLACKBURN AND EMILY C. BLACKBURN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL Z. HELLER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:
BEING LOT NO. 3 ON THE PLAN OF SUBDIVISION OF THE WATERS PLACE OF RECORD IN PLAT BOOK 332, PAGES 136 AND 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 3 FRONTS 50.0 FEET ON THE SOUTHEASTERLY MARGIN OF WILLIAMS FERRY ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 160.0 FEET TO A DEAD LINE ON THE REAR.
TRACT II:
BEING PART OF LOT NO. 4 ON THE PLAN OF SUBDIVISION OF THE WATERS PLACE OF RECORD IN PLAT BOOK 332, PAGES 136 AND 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 4 FRONTS 30.0 FEET ON THE SOUTHEASTERLY MARGIN OF WILLIAMS FERRY ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 160.0 FEET TO A DEAD LINE ON THE REAR.

BEING THE SAME PROPERTY CONVEYED TO COLIN P. BLACKBURN AND WIFE, EMILY C. BLACKBURN BY WARRANTY DEED FROM KIM PATTERSON AND WIFE, ANITA PATTERSON, RECORDED ON THE 2ND DAY OF NOVEMBER, 1995 IN BOOK 9847, PAGE 976, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGES 136 AND 137 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 1304 McGavock Pike, Nashvile, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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 30th day of September, 2009.

Colin P. Blackburn

Emily C. Blackburn

STATE OF Tennessee
COUNTY OF Davidson

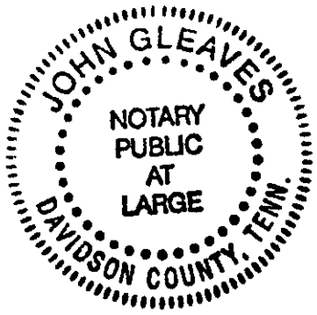
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Colin P. Blackburn and Emily C. Blackburn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2009.

Notary Public

My Commission Expires: 7-2710

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903