THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***740,000.00.

Affiant

Subscribed and sworn to before me this 18th day of October, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100068267 DEEDWARR
Recvd: 10/28/10 09:19 2 pgs
Fees:13.00 Taxes:2738.00
20101028-0086153

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Benjamin S. Heavrin 2010 Sweetbriar Avenue Nashville, Tennessee 37212	Summit Mtg Inc 901 Semmes Ave Richmond, VA 23224	MAP 104-15-0 PARCEL 440.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Forty Thousand and 00/100 Dollars ($***740,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Calvin Brad Tilford, unmarried, and Joe W. Woods, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Benjamin S. Heavrin and wife, Jill L. Heavrin, (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:

BEING Lot Nos. 7 and 27-D on the Plan of the Re-subdivision of T.W. Crutcher & Company's Subdivision of the Hostettler Property of record in Book 843, page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Calvin Brad Tilford, unmarried, and Joe W. Woods, unmarried, by Warranty Deed dated September 24, 1999, from Jack L. Gaw of record in Book 11678, page 37, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2010 Sweetbriar Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Re-subdivision of T.W. Crutcher & Company's Subdivision of the Hostettler Property of record in Book 843, page 71, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 18th day of October, 2010.

Calvin Brad Tilford

Joe W. Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin Brad Tilford and Joe W. Woods, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY