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Mail

This instrument prepared by
Waller, Lansden, Dortch & Davis
1200 American Trust Building
Nashville, Tennessee 37201
attn: Mrs. McCullough

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ira J. Heckman, Trustee (NAME)	Same (NAME)	
1033 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	104-14
Nashville, Tn. 37205 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	62 Pt

FOR AND IN CONSIDERATION of the sum of love and affection

Dollars,

WALTER W. HECKMAN has

~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said Ira Jones Heckman, Trustee, with full power of sale without the necessity of joinder by beneficiaries in any instrument of conveyance

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: described on Exhibit A hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000

Subscribed and sworn to before me, this the 1st day of January, 19 76

Affiant

My commission expires: April 27, 1977 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 2217 30th Avenue, South Nashville, Tenn. (House Number) (Street) P. O. Address (City) or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ira J. Heckman, Trustee *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ira J. Heckman, Trustee *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 1st *day of* January, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter W. Heckman

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles R. Patrick, *a Notary Public in and for said County and State,* Walter W. Heckman

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* January, *19* 76.

Charles R. Patrick
Notary Public

Commission expires July 27, 1977

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...*, a Notary Public of the State and County aforesaid, personally appeared* .....*, with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* .....*of the* .....*, the within named bargainor, a corporation, and that* .....*he as such* .....*, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....*, this* .....*day of* .....*, 19*.....

.....*Notary Public*

Commission expires.....

JAN 13 76	CONV	30,000.00			
JAN 13 76 S'TAX			B*	78.00	
JAN 13 76 PR'FEE			B*	.50	
JAN 13 76	W'DEED		B*	6.00	* 84.50

WARRANTY DEED

FROM

TO

D 3 1 9 0 1

IDENTIF. REFERENCE

JAN 13 11 29 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Being Lot No. 48 on the plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said County.

Said Lot No. 48 fronts 75 feet on the westerly side of 30th Avenue, South, and runs back 236 feet on the northerly line and 230.5 feet on the southerly line to an alley, and shows 75 feet on said alley.

There is excepted from this conveyance a portion of the property hereinabove described previously conveyed to the Tennessee Department of Transportation, described as follows:

Beginning at a point in the east margin of an alley adjoining the Tennessee Central Railroad, said point being along the east margin south 27 degrees 32 minutes east 147.0 feet from the south margin of Westmoreland Drive, said point also beginning the north boundary of this property; thence along the said north boundary north 76 degrees 36 minutes east 115.0 to a point; thence south 24 degrees 40 minutes east 75.0 feet to a point; thence south 77 degrees west 111.4 feet to a point in the said east margin; thence along the said east margin north 27 degrees 32 minutes west 75.0 feet to the point of beginning, and containing 8,490 square feet.

Being the same property conveyed to Walter W. Heckman and wife, Charlotte Heckman, by deed from Minnie D. Hooper and husband, of record in Book 782, page 74, Register's Office for Davidson County, Tennessee.