Address New Owner:
Edward A. Hefner et ux
100 Colemont Court
Antioch, Tennessee 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5046 PAGE 545

The actual consideration or value whichever is greater, for this transfer is $37,500.00.

Charles P. Cates
Affiant

My Commission Expires: 7-14-1990

J. K. Woodruff
Notary Public

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, we, WILLIAM DICKSON WILLIAMS and wife, JULIANNE WILLIAMS, have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto EDWARD A. HEFNER and wife, DEBORAH J. HEFNER, their heirs, assigns and representatives, the following tract or parcel of land lying and being in Davidson County, Tennessee, described as follows:

Map 162-2
Pa 189

Land in Davidson County, Tennessee, being Lot No. 221 on the plar of Section III, Colewood Acres, of record in Book 4175, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more detailed description of said lot.

Being the same property conveyed to William Dickson Williams and wife, Julianne Williams, by deed from Thomas C. Appleton and wife. B. Elayne Appleton, of record in Book 4691, page 267, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30 foot minimum building setback line from Colemnt Court, and a 20 foot minimum building setback line from Colemont Drive, and an easement for public utility and drainage purposes at the northerly corner of said lot and a 2.5 x 25 foot utility anchor easement located on the westerly and easterly corner of said lot; restrictions of record in Book 4295, page 696, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT to an obligation owing to the Commerce Union Bank of Nashville, Tennessee, as evidenced by a Deed of Trust of record in Book 4691, page 269, of the Register's Office of Davidson County, Tennessee, said Deed of Trust securing the payment of one Note in the original principal sum of $26,550.00 to the Commerce Union Bank of Nashville, Tennessee, which obligation the grantees herein specifically agree to ASSUME.

To have and to hold the above described tract or parcel of land to the grantees herein named, their heirs and assigns, in fee simple forever, subject to the assumption of the above obligation.

We covenant with the grantees herein named,

This instrument prepared by:
Swafford, Looney & Looney
Crossville, Tennessee 38555

For payment of real property taxes, notify:
Noel Palmer Mortgage Co.
2114 Parkway Towers
Nashville, Tenn. 37219

their heirs and assigns, that we are lawfully seized and possessed of said land; have a good and lawful right to convey the same; that it is free and unencumbered, except for the obligation noted above which is specifically assumed by the grantees herein; and we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and we bind our heirs, assigns and representatives by the above covenants.

Witness our hands and signatures this the 9th day of July, 1976.

William Dickson Williams
William Dickson Williams

Julianne Williams
Julianne Willaims

JUL 16 76 CONV 37,500.00
JUL 16 76 S'TAX B* 97.50
JUL 16 76 PR'FEE B* .50
JUL 16 76 DEED B* 4.00 10.00

IDENTIF. REFERENCE
FELIX P. WILSON COUNTY REGISTER
DAVIDSON COUNTY, TENN.
JUL 16 10 10 AM '76

D 58715

State of Tennessee)
)
County of Cumberland)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared William Dickson Williams and wife, Julianne Williams, the within named bargainors, with whom I am personally acquainted and who acknowledged the execution of the within and foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and seal of office this the 9th day of July, 1976.

William T. Conner
Notary Public

My commission expires: 8/26/77

CUMBERLAND COUNTY WILLIAM T. CONNER NOTARY PUBLIC