THIS INSTRUMENT PREPARED BY: BARGASTER & PARKER, ATTORNEYS
BOOK 5273 PAGE 395 SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TN

FROM INFORMATION FURNISHED BY OTHERS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ora W. Eads, Jr. (NAME)	First American National Bank (NAME)	74-12
407 McKeige Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2708 (STREET ADDRESS)	Par. 117 &
Nashville, TN 37214 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37238 (CITY) (STATE) (ZIP CODE)	ND 31878

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- ---------- DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantee of the indebtedness owed to First American National Bank of Nashville as recorded in Book _____, page _____ of the Register's Office for Davidson County, Tennessee, We, JOSEPH E. HECKWOLF and wife, ROBERTA E. HECKWOLF, herein referred to as the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said ORA W. EADS, JR. a single person,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 190 on the Plan of Hermitage Hills, Section II, Revised, as of record in Book 2900, page 112, Register's Office for said County.

SAID Lot fronts 80 feet on the north side of Bonnalynn Drive and runs back between lines 145.6 feet on the east line and 147.7 feet on the west line to a dead line in the rear on which it measures 80 feet.

BEING the same property conveyed to Joseph E. Heckwolf and wife, Roberta E. Heckwolf by deed from Donald C. Nichols and wife, Rosanne W. Nichols of record in Book 5184, page 719, Register's Office for Davidson County, Tennessee.

The parties to this conveyance hereby agree to the following terms, which are binding between the parties, but are not covenants running with the land: (1) the metal storage building, stove, oven, air-conditioner, and dishwasher are to remain on the premises at no additional cost to the Grantee; and (2) 1978 taxes are to be prorated between Buyer and Sellers as of date of closing and back taxes, if any, to be paid by Grantors.

Possession to be given to Grantee by March 1, 1978. Sellers to pay rent equivalent to new monthly payment from Date of Deed to Date of Possession.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 211 Bonnalynn Drive (House Number) (Street)
Hermitage, TN 37076 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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 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.

Witness our hands this 7 day of Dec., 19 77.

Joseph E. Heckwolf

Roberta E. Heckwolf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph E. Heckwolf and wife, Roberta E. Heckwolf

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

Witness my hand and official seal at Mt Juliet, TN, this 9th day of FEB, 19 78.

My commission expires MAR 30, 1980 Notary Public Walter B. Griffin

STATE OF TENNESSEE
COUNTY OF

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

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

Commission expires

APR 14 78 CONV 34,000.00
APR 14 78 S'TAX B* 88.40
APR 14 78 PR'FEE B* .50
APR 14 78 W'DEED B* 4.00 * 92.90

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 34,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joseph E. Heckwolf

Sworn to and subscribed before me this 9th day of FEB, 19 78.

My commission expires MAR 30, 1980 Notary Public Walter B. Griffin

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON RD, HERMITAGE, TN
FROM INFORMATION FURNISHED BY OTHERS Address 37076

WARRANTY DEED

FROM JOSEPH E. HECKWOLF ET UX

TO ORA W. EADS, JR.

E 59824

IDENTIF. REFERENCE

APR 14 9 53 AM '78

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219