FILE BOX 3

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BOOK 5475 PAGE 893 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

George W Hearn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 1991

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 9-6-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Hearn (NAME)	The Galbreath Mortgage Company (NAME)	MAP 116-15
435 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	PARCEL 54
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	BM-01725

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Joseph A. McCulloch and wife Gwendolyn B. McCulloch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Hearn and wife Marilyn C. Hearn

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 the southerly 238 feet front and 102 feet rear of Lot No. 110 on the plan of a Re-Subdivision of part of Royal Oaks Subdivision, of record in Book 974, Pages 4 and 5, Regiter's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

In said part of said lot fronts 238 feet on the westerly side of Lynwood Blvd. and runs back between 304+ feet on the north line and 346 feet on the southerly line to the east line of Lot No. 78-B on which it measures 102 feet.

BEING the same property conveyed to Joseph A. McCulloch and wife Evelyn H. McCulloch, by deed from Royal Oaks Land Company, a partnership, of record in Deed Book 1217, Page 628, Register's Office for said County. The said Evelyn H. McCulloch, having since died.

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

This is improved (XX) unimproved ( ) property, known as 435 Lynwood Blvd. (House Number) (Street) Nashville, TN 37205 (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 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. 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 our hands this 30TH day of JULY, 19 90

Joseph A. McCulloch Joseph A McCulloch

Gwendolyn B. McCulloch Gwendolyn B McCulloch

Gwendolyn B. McCulloch joins in this conveyance to convey any and all marital rights in said property.

STATE OF TENNESSEE
Davidson County

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

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 Nashville, Tennessee, this 30TH day of JULY, 19 79.

Commission expires 9-6-81

Patricia Ann Johnson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

FILED 2083

WARRANTY DEED

FROM
Joseph A. McCulloch

TO
George W. Dearn

F. 43798

IDENTIF. REFERENCE

AUG 3 9 02 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5475 PAGE 895

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6750.00- CO	
			67.50 CO TX	
			.50 PRFE	
			6.00 MORTG	
			C BOK 284.00 -	
			111:A56/08/79 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 43798

IDENTIF. REFERENCE

Aug 3 9 02 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 701697