79-8-13

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,500.00

David L. Heintzman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 19 79.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS (NAME) 908 FIDELITY FEDERAL BUILDING NASHVILLE, TENNESSEE 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID L. HEINTZMAN (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	29-160-4
3627 FORTE ROAD (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 14569 (STREET ADDRESS)	14D-44180
JOELTON, TN. 37080 (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (CITY) (STATE) (ZIP)	

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, JAMES A. LANKFORD and wife, ROWENA LANKFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. HEINTZMAN and wife, PAMELA PANOVEC HEINTZMAN

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:

LAND in the 14th Civil District of Davidson County, Tennessee, being described according to a survey by John B. Kohl, III, dated July 20, 1979, as follows:

BEGINNING at a point in the center line of Forte Road extended, said point being the southeasterly corner of the property conveyed to Leona Ollie Dugger, by deed from S. Dugger as of record in Book 3703, Page 271, Register's Office for said County, and being designated by an iron pin in the center line of said road; thence with the center line of said road in a northerly direction 140 feet to an iron pin; thence north 89 deg. west 419 feet to an iron pin; thence south 2 deg. west 250 feet to an iron pin in the dividing line between the said property of Leona Ollie Dugger and S. D. Dugger; thence south 89 deg. east 269 feet to an iron pin; thence north 1 deg. east 110 feet to an iron pin; thence south 89 deg. east 150 feet to the point of beginning, containing 2 acres, more or less.

BEING the same property conveyed to James A. Lankford and wife, Rowena Lankford by deed from J. G. Henderson and wife, Edna Lee Henderson of record in Book 4116, Page 503, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3627 (House Number) FORTE ROAD (Street) JOELTON, TENNESSEE (P. O. Address) 37080 (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 hand s this 10th day of August, 19 79

James A. Lankford
JAMES A. LANKFORD

Rowena Lankford
ROWENA LANKFORD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. LANKFORD and wife, ROWENA LANKFORD

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 10th day of August 19 79

Commission expires 6/7/80

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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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

WARRANTY DEED

FROM

JAMES K. LANKFORD, ET UX

TO

DAVID L. HEINTZMAN, ET UX

F-45802

IDENTIF. T REFERENCE

AUG 13 1 46 PM '79

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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

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RECEIVED OF _____

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
			51500.00- CO	
			133.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 140.40-	
3657A08/13/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-458021

IDENTIF. REFERENCE

AUG 13 1 46 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 704185