prepared by Walter Heeney - Forest Acres

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6247 PAGE 811

THIS CONTRACT OF Sale made this 27th day of February, 1984, by and between Walter J. Heeney and Gwendolyn J. Heeney, hereinafter called the Sellers, and John and Jacquelyn Fertig, hereinafter called the Buyers;

WITNESSETH: That the Sellers, in consideration of the sum of $5000.00 paid by the Buyer, the receipt of which is hereby acknowledged, the Sellers have bargained and sold, and by these presents do transfer and convey unto the Buyers, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Northernly portion of Parcel 29, Property Map 160-6 as shown on the Plan of Oak Hill Estates, Section I, as recorded in Book 3700, page 120, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a detailed description.

The northernly portion of Parcel 29 is described as follows: Beginning at point being the the easterly right of way of Forest Acres Drive, said point being the southwesternly corner of Lot N. 232 as recorded on the plan of Oak Hill Estate, Section I, thence leaving said right of way with the southerly line of Lot 231, 440.0 feet to a point, said point being the northeasterly corner of Lot 231; thence leaving said lot corner South 20 degrees-49' West, 123.45 feet to a point; thence with the bisectioning line for Parcel 29 and in a general southwesterly direction a distance of 370.0 feet, more or less, to a point on the easterly right of way of Forest Acres Drive; thence with said right of way being a curve to the left having a radius of 1159.63 feet and in a general northwesterly direction a distance of 77.27 feet to the point of beginning.

Being same property conveyed to Walter J. Heeney and Gwen Heeney by M.L. Barrett and wife, Rachel S. Barrett by deed of record in Book 5587, page 1, Registers Office for Davidson County, Tennessee.

This unimproved property is also known as northerly half of the lot between 5341 and 5349 Forest Acres Drive.

TO HAVE AND TO HOLD THE SAID TRACT OF LAND thereto belonging to the said Buyers, their heirs and assigns forever, and we do covenant said Buyers that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unemncumbered, and we do further convenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the Buyers, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 27th day of February, 1984.

Walter J Heeney

Gwendolyn J Heeney

STATE OF TENNESSE
DAVIDSON COUNTY

PERSONALLY APPEARED BEFORE ME, Harriette E. Bass a Notary Public in and for said County and State, the herein named Sellers, Walter J. and Gwendolyn J. Heeney, with whom I am personally acquainted and who acknowledge that they executed the above instrument. Witness my hand and sell this 28th of February, 1984.

My Commission expires 4-1-87.

Harriette E. Bass
Notary Public

Buyer + Jacquelyn Fertig
John + Jacquelyn Fertig
5349 - Forest Acres
342

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 1984.

Deputy Register

RUSH

I 0 8 3 4 1

IDENTIF. REFERENCE

MAR 13 12 12 PM 1984

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN

3593 03/13 19.50- CHECK

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			5000.00- CAMT.	
			13.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	19.50-
			9593A03/13/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 8 3 4 1 1

IDENTIF. REFERENCE

MAR 13 12 12 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 19609