This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

Box 5

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Richard E. Hearn and wife (NAME) | Bankers Mortgage Corporation (NAME) | 162-13 |
| 108 Cedarmont Court (STREET ADDRESS OR ROUTE NUMBER) | P.O. Drawer E-20 (STREET ADDRESS) | 41 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Florence, SC 29501 (CITY) (STATE) (ZIP) | |

BOOK 6381 PAGE 140

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*

Cash in hand paid by Richard E. Hearn and wife, Karen H. Hearn and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged and for a further consideration the said Richard E. Hearn and wife, Karen H. Hearn have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $43,000.00 secured by a deed of trust of record in Book 5289, page 598, Register's Office for Davidson County, Tennessee.

Freddie A. Goggins and wife, Brenda F. Goggins

*have this day bargained and sold, and do hereby transfer and convey unto the said* Richard E. Hearn and wife, Karen H. Hearn

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows*

Land in Davidson County, Tennessee, being Lot Number 40 on the Plan of revised Section 1, Cedarwood Estates, of record in Book 4675, Page 62, Register's Office for said County.

Being the same property conveyed to Freddie A. Goggins and wife, Brenda F. Goggins by deed from Federal Deposit Insurance Corporation as Liquidator of The Hamilton National Bank, Chattanooga, Tennessee, of record in Book 5289, page 595, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $68,000.00

Subscribed and sworn to before me, this the 11th day of September 1984

Affiant Richard E. Hearn

My commission expires: 5-20-87 (Affix Seal)

Notary Public Judy A. Neal

This is unimproved (X) improved ( ) property, known as 108 Cedarmont Court, Nashville, TN 37211
(House Number) (Street) P.O. Address (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 11th *day of* September, 1984, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Freddie A. Goggins

Freddie A. Goggins

Brenda F. Goggins

Brenda F. Goggins

09/13 1/83 80 CHEC

249

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* The undersigned *, a Notary Public in and for said County and State,* Freddie A. Goggins and wife, Brenda F. Goggins *the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee this* 11th *day of* September *, 19* 84.

Judy A. Dobbs *Notary Public*

*Commission expires* 5-20-87

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

..... *Notary Public*

*Commission expires* .....

I 49571

IDENTIF. REFERENCE

SEP 13 4 13 PM '84

DAVIDSON COUNTY, TN
REGISTER'S OFFICE

**WARRANTY DEED**

FROM

TO

G 247021

Compliments of
**Chicago Title Insurance Company**
**First Floor — First American Center**
**Phone 255-4631**
**NASHVILLE, TENNESSEE 37238**

# OFFICIAL RECEIPT

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

BOOK 6381 PAGE 142

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 68000.00- | CAMT. |
| | | | 176.80 ~~276.80~~ | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK ~~284.80~~ |
| 0249A | 09/13/84 | | BAL | .00 |

183.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-4957-I

IDENTIF. REFERENCE

SEP 13 4 13 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0068784