BOOK 6765 PAGE 710

Field Book No. 7DA-24190
Map and Parcel No. 117-5-51

Send Tax Statements to:
Mortgage Trust Co.
2401 Hillsboro Road
Suite 100
Nashville, Tennessee 37212

This Instrument Prepared By:
Gayle T. Moyer
Attorney at Law
City Hall Mall
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LOLA G. DANIEL, a widow, have bargained and sold and by these presents do transfer and convey unto STEPHEN KELLER HEARD and CHARLOTTE BLAIR SCOVILLE, their heirs and assigns forever, all their remaining right, title and interest in and to the following described property, to-wit:

A certain tract or parcel of land situated in Davidson County, Tennesee, and more particularly described as follows:

Being Lot No. 29 on the map of the Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for said county. Said Lot No. 29 fronts 100 feet on the northerly side of Hampton Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Lola G. Daniel by deed from C. B. Kelley, unmarried, of record in Book 1139, page 176, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1986 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been pro rated between the parties as of the date of this instrument with Grantees' assuming responsibility for payment of same.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Governments

of Nashville and Davidson County, Tennessee, by instrument of record in Book 3920, page 875, Register's Office of Davidson County, Tennessee.

3. All matters shown on the Plan of Henry Sperry Subdivision of record in Book 974, page 21, Register's Office of Davidson County, Tennessee.

4. All existing utility easements.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 16th day of January, 1986.

6997 REGISTER'S OFFICE 86 JAN 21 9 42 AM

Lola G. Daniel
LOLA G. DANIEL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Gayle D. Moyer, a Notary Public in and for said County and State, the within named LOLA G. DANIEL, a widow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 16th day of January, 1986.

My Commission Expires:
5-20-87

Gayle D. Moyer
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $157,500.

Stephen Keller Heard
Affiant

Sworn to and subscribed before me on this the 16th day of January, 1986.

My Commission Expires:
5-20-87

Gayle D. Moyer
Notary Public

ADDRESS OF NEW OWNER:
Mr. Stephen K. Heard - Miss C. Blair Scoville
3608 Hampton Avenue
Nashville, Tenn. 37205

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6765 PAGE 712

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
			157500.00- CAMT.	
			409.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 416.00-	
			7226A01/21/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69979

IDENTIFT REFERENCE

JAN 21 9 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 211947