BOOK 5810 PAGE 90

FORM NO. WD-1

STATE OF TENNESSEE, XXXXXXXXX } Williamson
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,837.00

N. Eveli Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg A. Heard (NAME)	Atlantic Coast Mortgage Company (NAME)	182-00
194-A Battle Road (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	124
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	5D-21427

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, California Federal Savings and Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg A. Heard and wife, Robin L. Heard

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 a part of Tract 15 on the Plan of the Burkett Estate Farm, in the 5th Civil District of Davidson County, Tennessee, as more particularly described according to a survey made by Donald R. Carver, Surveyor, dated September 22, 1976, as follows:

BEGINNING at a point in the west line of Battle Road, the southeast corner of Tract 14 and the Northeast corner of Tract 15; thence South 34 deg. 35 min. East along the west line of Battle Road for 53.75 feet; thence North 83 deg. 10 min. West for 1,462.60 feet to an iron pin; thence South 6 deg. 00 min. 25 sec. West for 856.52 feet to a point in the line between Tract 18 and 15; thence North 83 deg. 10 min. West for 760.00 feet to the corners of Tracts 15 and 3; thence North 6 deg. 00 min. 25 sec. East for 904.00 feet to a point, this being the corner between Tracts 4 and 15; thence South 83 deg. 10 min. East for 2,157.00 feet to the beginning, containing 17.47 acres more or less.

Being the same property conveyed to California Federal Savings and Loan Association by deed from Janet M. Harding, Successor Trustee of record in Book 6539, Page 877, Register's Office, Davidson County, Tennessee.

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

This is ( ) unimproved (X) improved property, known as 194-A Battle Road, Antioch, Tn. 37013
(House Number) (Street) (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 his hand this 14th day of March, 19 86

California Federal Savings and Loan Association

By: Carol B. Caruso

By: Carol B. Caruso
Senior V.P.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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 _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____ _____
Notary Public

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ County OF BROWARD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carol B. Caruso and _____ with whom I am personally acquainted and who upon (~~their several oaths~~ his oath) acknowledged (~~themselves~~ himself) to be the Senior Vice-President and _____ respectively of the California Federal Savings and Loan Association the within named bargainor, a corporation, and that (he) as such Senior Vice-President and _____ (~~they~~), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Carol B. Caruso as such Senior Vice-President, and ~~attesting the same by the said~~ ~~as such~~

Witness my hand and official seal at office at Ft. Lauderdale on this the Fourteenth day of March, 19 86.

My commission expires Notary Public, State of Florida at Large My Commission Expires Aug. 22, 1989 BONDED THRU FLORIDA NOTARY SERVICES

Marianne Bond
Notary Public

WARRANTY DEED

FROM

California Federal Savings and Loan Association

TO

Greg A. Heard and wife, Robin L. Heard

850277

IDENTIFICATION REFERENCE

MAR 21 10 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

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RECEIVED OF _____

FOR _____

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
			133837.00- CAMT.	
			347.68 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 354.38-	
5407A03/21/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85027

IDENTIFICATION REFERENCE

MAR 21 10 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229668