File Box 12
Virginia Fryer

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,500.00.

Willene Hutcherson
Affiant

Subscribed and sworn to before me, this 30th day of December, 1986.

Virginia E. Fryer
Notary Public

My Commission expires: 3-11-90

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Mortgagee:	Send Tax Bills to:	Map-Parcel Numbers
A. Clyde Heflin, Jr., and wife, Sandra Lee Heflin 6514 Rolling Fork Dr. Nashville, TN 37205	None	Owners	117-13-B 55

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **UNION FINANCIAL CORPORATION,** a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **A. CLYDE HEFLIN, JR., AND WIFE, SANDRA LEE HEFLIN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 703, on the Plan of Phase One of Abbottsford, a planned unit development, as of record in Book 6250, pages 419, 420 and 421, amended in Book 6638, page 376, Book 6771, page 683, and Book 6755, page 274, Register's Office for Davidson County, Tennessee, and corrected by Surveyors Certificate of Correction of record in Book 6800, page 164, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Union Financial Corporation, a Tennessee corporation, by deed from Abbott Martin Corporation, a Tennessee corporation, of record in Book 6621, page 438, said Register's Office.

This conveyance is made subject to the following:

1. Lien for 1986 taxes, which have been prorated and assumed by Grantee.

2. Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 6530, page 242, said Register's Office.

3. Declarations of Covenants, Conditions and Restrictions, including without limitation all burdens, liens, obligations and also including but not limited to

covenants respecting rights of first refusal, of record in Book 6537, page 303, said Register's Office.

4. Water line easements of record in Book 1286, page 690, said Register's Office and of record in Book 1037, page 572, said Register's Office.

5. Matters shown on the Plat of Phase One of Abbottsford, a planned unit development, of record in Plat Book 6250, pages 419, 420 and 421, said Register's Office, amended in Book 6638, page 376, Book 6771, page 683, and Book 6755, page 274, said Register's Office, and corrected by Surveyors Certificate of Correction of record in Book 6800, page 164, said Register's Office.

6. Subdivision Plat of the Frank R. Leu Property, of record in Book 6250, page 418, said Register's Office.

7. Storm Water Detention Agreement, of record in Book 6555, page 328, said Register's Office.

8. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services of record in Book 6974, page 909, and Book 6974, page 961, said Register's Office.

This is improved property, known as 703 Overton Pr.
(House Number) (Street)

(P. O. Box) Nashville, TN 37215
(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 it does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, theirs 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 my hand this 30th day of December, 1986.

79969

IDENTIFICATION REFERENCE

JAN 5 1 40 PM '87

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

UNION FINANCIAL CORPORATION,
a Tennessee corporation

By: L. Randell Travis

Name: L. Randell Travis

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared L. Randell Travis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Union Financial Corporation, the within-named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said L. Randell Travis as such President.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1986.

Virginia E. Freeman
Notary Public

My Commission Expires: 3-11-90

File Box 12

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
			87501.00 CONT,	
			245.00 CSTAX	
			.50 PRFE	
			6.00 WDED	
			CHECK	251.50-
501	AC	05/87	SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79969

IDENTIFICATION REFERENCE

JAN 5 1 48 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 30656