THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
C. M. Francescon 130 McMurray Circle Nashville, TN 37211	Citizens Fidelity Mortgage Company Louisville, KY 40296	Map 147-16 Parcel A30

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees C. M. Francescon and wife, Terri M. Francescon, of the balance of an indebtedness to Citizens Fidelity Mortgage Company secured by a Deed of Trust of record in Book 6752, page 26, Register's Office for Davidson County, Tennessee; we, Claude L. Heffington and wife, Joyce P. Heffington hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

C. M. Francescon and wife, Terri M. Francescon

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 30, a Planned Unit Development, located on McMurray Drive, Nashville, Tennessee, as shown on the Plan of record in Book 6250, page 230, and amended in Book 6606, page 144, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Claude L. Heffington and wife, Joyce P. Heffington by deed from W. L. Bainbridge, Inc. of record in Book 6752, page 23, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6446, page 539, and amended in Book 6481, page 849, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the unpaid balance on the existing mortgage, the debt secured thereby and also hereby assumes the obligations of Claude L. Heffington under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

This is ( ) unimproved
(x) improved property at 130 McMurray Circle, Nashville, TN 37211

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 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 our hands this 2nd day of December, 1987.

CLAUDE L. HEFFINGTON

JOYCE P. HEFFINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claude L. Heffington and Joyce P. Heffington the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 1987.

My Commission Expires:
10-12-87

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 60,386.06.

AFFIANT

Subscribed and sworn to before me this 2nd day of December, 1987.

My Commission Expires:
10-12-89

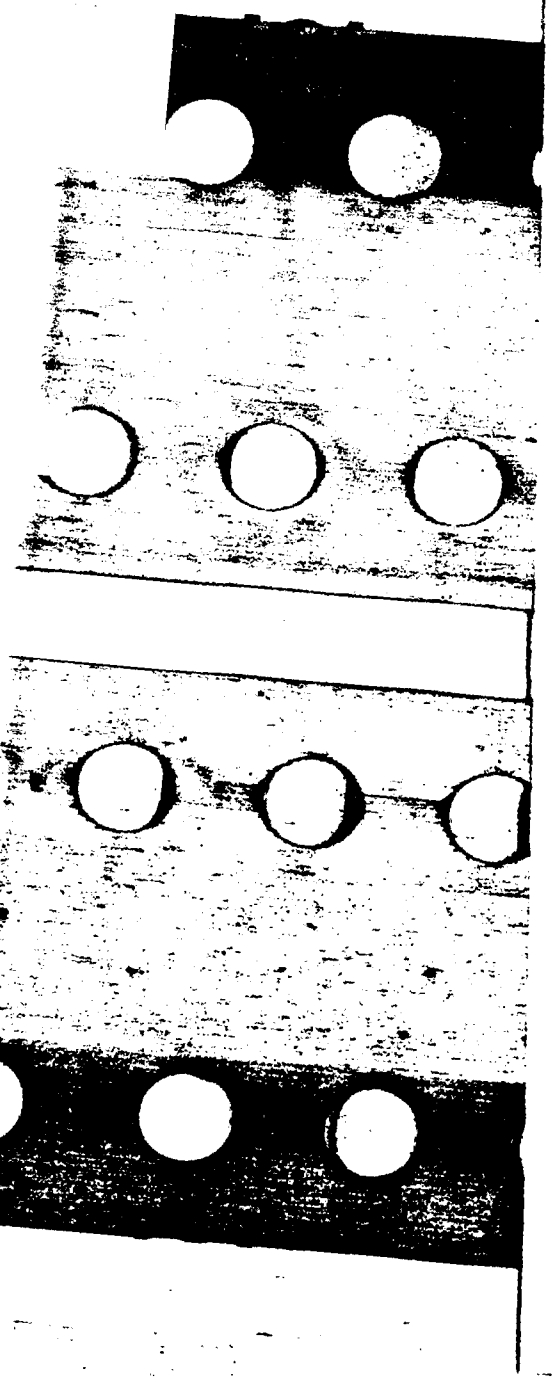
NOTARY PUBLIC

8997.3

IDENTIFICATION REFERENCE

DEC 14 8 50 AM '87

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7424 PAGE 814

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

60386.06- CAMT.
169.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.62
1373A12/14/67 BAL .12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8997.3

IDENTIFI REFERENCE

DEC 14 8 50 AM '67

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44360