| [ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| [Thomas H. Heard et ux. | | Map 142-16-A |
| [Box 2032 | SAME | Parcel 19 |
| [ BRENTWOOD TN | | |
| [ 37024 | | |

[ This instrument prepared by: Cindy S. Smith, Attorney at Law,
[ Post Office Box 160018, Nashville, Tennessee 37216

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, John P. Hubbuch and John W. Lynch, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Thomas H. Heard and wife, Ann H. Heard, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 19, as shown on the plat of Devon Park Phase I, of record in Book 5200, Pages 670-672, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to STM Devon Park Partnership, by deed of record in Book 5850, Page 876, Register's Office for Davidson County, Tennessee, and by Ordinance No. 82-856 of the Metropolitan Council.

Being the same property conveyed to John P. Hubbuch and John W. Lynch by deed from STM Devon Park Partnership, of record in Book 7686, Page 573, Register's Office for Davidson County, Tennessee.

Together with a right and easement of enjoyment in and to the Common Area as defined and as set out in the Declaration of Covenants, Conditions and Restrictions for Devon Park Phase I, of record in Book 6176, Page 7, said Register's Office, to which Declaration this conveyance is subject.

Margaret Ann Hubbuch, wife of John P. Hubbuch, and Donna Lynch, wife of John W. Lynch, join in this conveyance to convey any and all interests they may have in the aforementioned property particularly any marital interests.

This is unimproved property known as Lot 19, Devon Park, Nashville, Tennessee.

CONVEYANCE OF SUCH TRACT IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Plat Book 5200, Pages 670-672, said Register's Office; (2) Storm Water Detention Agreement of record in Book 6145, Page 252, said Register's Office; (3) Declaration of Covenants, Conditions and Restrictions for Devon Park, Phase I, of record in Book 6176, Page 7, said Register's Office; (4) Any and all restrictive covenants of record; (5) Any and all rights-of-way for public utilities, zoning regulations, building restriction, setback lines, and easements of record.

[ STATE OF TENNESSEE
[ COUNTY OF DAVIDSON
[ The actual consideration or value, whichever is greater for this
[ transfer is $39,500.00.
[ Ann H. Heard
[ Affiant
[ Subscribed and sworn to before me this 31st day of October, 1988.
[ Cindy S. Smith
[ Notary Public
[ My Commission Expires 11/12/90

8 1 4 5 9

IDENTIFICATION REFERENCE

Nov 1 11 04 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of October, 1988.

John P. Hubbuch

John P. Hubbuch
BY: Margaret Ann Hubbuch
Margaret Ann Hubbuch as his Attorney In Fact as authorized by a Power of Attorney dated 10/31/88, and recorded simultaneously herewith.

Margaret Ann Hubbuch
Margaret Ann Hubbuch

John W. Lynch

John W. Lynch
BY: Donna Lynch
Donna Lynch as his Attorney in Fact as authorized by a Power of Attorney dated 10/31/88, and recorded simultaneously herewith.

3076 11/01 0101 03CHECK 136.85

Donna Lynch
Donna Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Margaret Ann Hubbuch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of John P. Hubbuch, and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1988.

Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Donna Lynch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of John W. Lynch, and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1988.

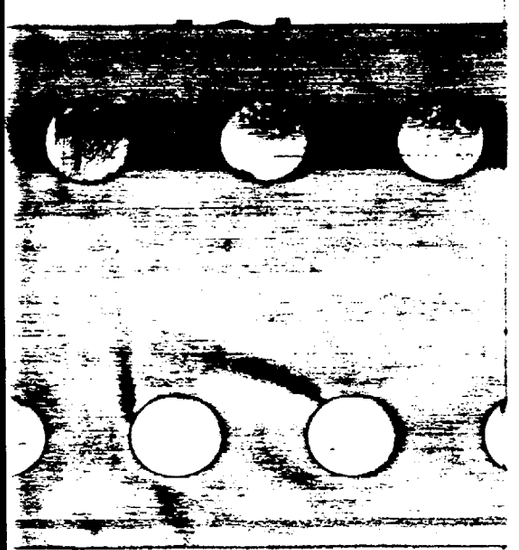
Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90

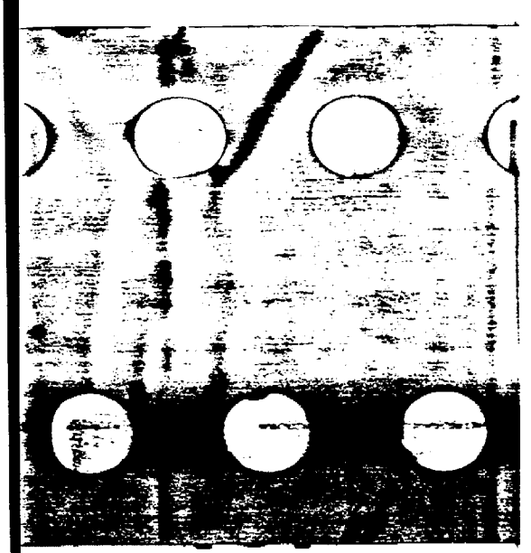
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named Margaret Ann Hubbuch and Donna Lynch, 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 31st day of October, 1988.

Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7692 PAGE 36

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

CAMT 39500.00
CON TX 130.35
PRFEE 0.50
WDEED 6.00
TOTAL 136.85
CHECK 136.85

11/01/88 01 11:05 0001 3076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 4 5 9

IDENTIFICATION REFERENCE

NOV 1 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 149705