1 of 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
David H. Heffington 318 Valeria Street Nashville, TN 37210	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	119-01 383 O6DA15387

WARRANTY DEED BOOK 7773 PAGE 755

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 6981, Page 607, Register's Office for Davidson County, Tennessee, to secure to Atlantic Coast Mortgage Company, the original principal amount of $31,750.00, payable as therein specified; we, **WILLIAM HUNTER AND WILLIAM T. CATO**, have bargained and sold, and by these presents do transfer and convey unto the said **DAVID H. HEFFINGTON** and wife, Nancy W. Heffington, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 52 on the map of Overhill City and W. H. Fox Subdivision of part of Cumberland Nurseries, as of record in Book 332, Page 21, Register's Office for said County.

Said Lot No. 52 fronts 50 feet on the northerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William Hunter and William T. Cato by deed from Arthur M. Toombs, Sr. and wife, Dorothy M. Toombs, of record in Book 7534, Page 862, said Register's Office for Davidson County, Tennessee.

Prepared by information provided by the parties, preparer make no warranty as to title, encumberances or liens.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **318 Valeria Street, Nashville, TN 37210**

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.

Whenever 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 13 day of February, 1989.

William Hunter

William T. Cato

COUNTY OF DAVIDSON

BOOK 7773 PAGE 756

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Hunter and William T. Cato, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of February, 1989

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $34,609.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF February, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

09443

IDENTIFICATION

FEB 16 1 19 PM '89

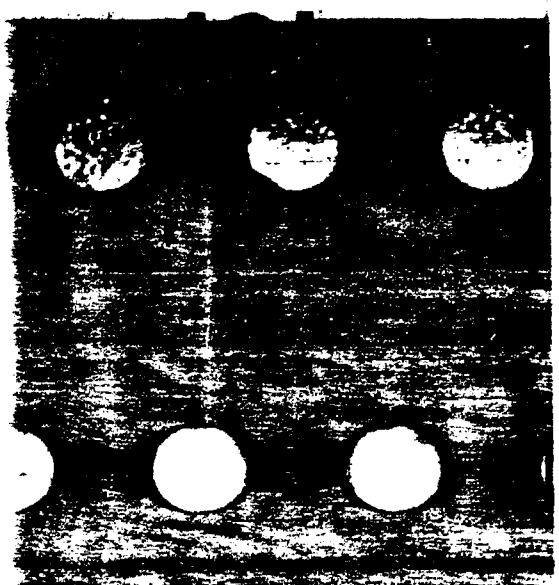
FEES & TAXES
DAVIDSON

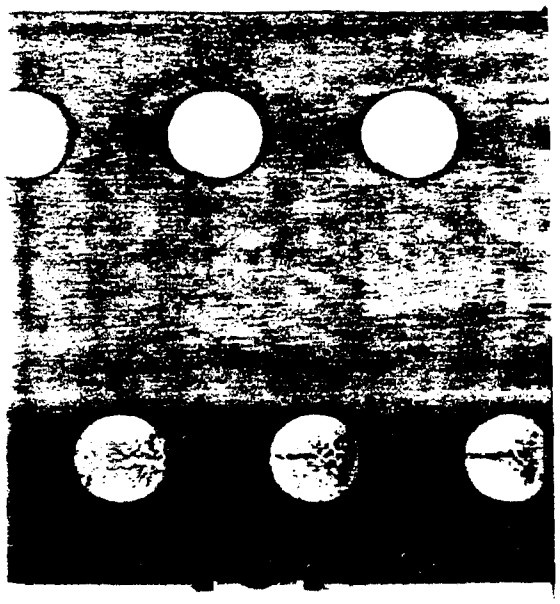
This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

7769 02/16 0101 03CHECK 120.68





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 757

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 34609.00
CON TX 114.18
PRFEE 0.50
WDEED 6.00
TOTAL 120.68
CHECK 120.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/89 01 13:20 0001 7769

09443

IDENTIFICATION REFERENCE

Feb 16 1 19 PM '89

FELIX Z. WILSON, II REGISTER

No. 182229