BOOK 7945 PAGE 304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,594.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 89

Notary Public

MY COMMISSION EXPIRES: January 23, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Brian L. Smith, Atty. At Law, 117 E. Main St., Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Stephen J. Heins~~ (NAME)	First National Bank (NAME)	~~103-08-64~~
~~92 44th Ave. No.~~ (ADDRESS)	1545 Hotel Circle South (ADDRESS)	
~~Nashville, TN~~ (CITY) (STATE) (ZIP)	San Diego, CA 92108-3409 (CITY) (STATE) (ZIP)	

FOR AND 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, ~~Elaine Renee Floyd, a married woman~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Stephen J. Heins and Kimberly J. George, as Tenants in Common with right of survivorship~~

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map showing Subdivision of Lot No. 346 in the Richland Realty Company's Subdivision of West Lawn, as of record in Book 547, page 21, Register' Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the Westerly margin of 44th Avenue North and runs back between parallel lines, 150 feet to the line of Lot No. 345 in Richland Realty Company's Subdivision of West Lawn.

Being the same property conveyed to Elaine Renee Floyd by deed from James P. Frisina and wife, Suzanne Frisina, of record in Book 7646, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions and other matters of record.

Alexander Todorov, spouse of Elaine Renee Floyd Todorov, joins in this conveyance for the purpose of conveying any interest he might have in the property, particularly any marital interest.

Elaine Renee Floyd and Elaine Renee Floyd Todorov is one and the same person.

Signatures of said grantors are signed by Regina DuBois, as their duly appointed Attorney in Fact by Power of Attorney being recorded simultaneously herewith.

CONTINUED ON BACK

unimproved ( )
This is improved (X) property, known as 92 44th Ave. No., Nashville, TN
(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 my hand this 15th day of September 19 89

Elaine Renee Floyd Todorov — Alexander Todorov

Elaine Renee Floyd

by Regina DuBois, Atty in fact — by Regina DuBois, atty in fact

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STATE OF TENNESSEE
COUNTY OF

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 or proved to me on the basis of satisfactory evidence, 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
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Sumner

Personally appeared before me Regina DuBois, attorney in fact for Elaine Renee Floyd Todorov and Alexander Todorov, with whom I am personally acquainted, and who acknowledged thatshe executed the within instrument for the purposes therein contained, and who further acknowledged thatshe is the Attorney In Fact of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of September, 1989.

My Commission expires 1/23/93 _____ (Brian L. Smith, Notary Public

* As part of the consideration for this transaction Grantees agree to assume and do hereby assume that certain indebtedness evidenced by a Deed of Trust of Record in Book 7646, Page 489, Register's Office for Davidson County, Tennessee, securing a Promissory Note dated August 31, 1988 with a current principal amount of $70,594.88, held by First National Bank. The escrow account in connection with this loan is hereby transferred to Grantees.

68844

IDENTIFICATION REFERENCE #

SEP 25 12 15 PM '89

FELIX E. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

RECEIVED

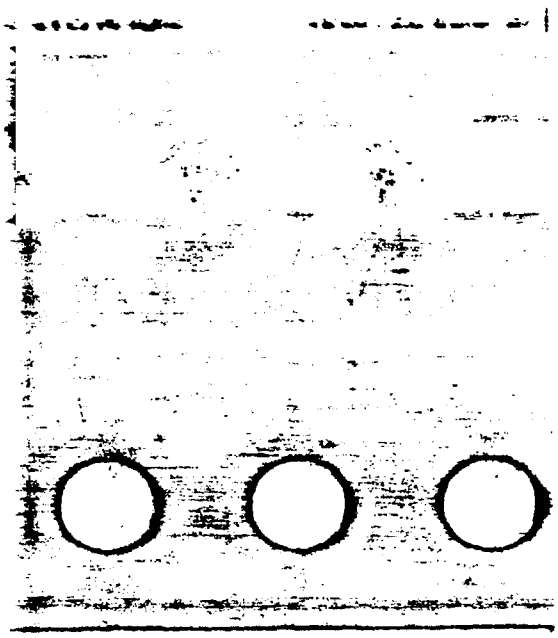
WARRANTY DEED

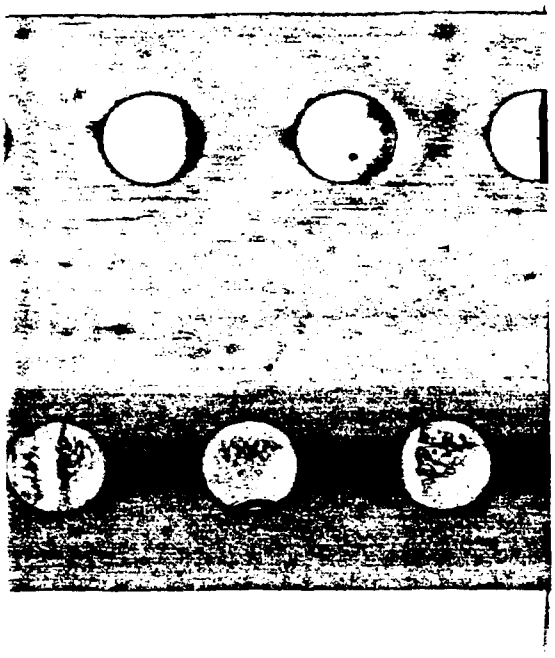
FROM

TO

RETURN TO:

7907 09/25 0101 03CHECK 266.38





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 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	78594.88
CON TX	259.38
PRFEE	1.00
WDEED	6.00
TOTAL	266.38
CHECK	266.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 15 0001 7907

68844

IDENTIFICATION REFERENCE

SEP 25 12 15 PM '08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251867