NAME AND ADDRESS OF NEW OWNERS:
Herschel A Hearn Jr.
4713 Phoenix Dr.
Hermitage, TN 37076

SEND TAX BILLS TO:
(Same)

WARRANTY DEED BOOK 8245 PAGE 354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map 75-4
Parcel 129

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, LEMUEL ALLEN and wife, NELDA ALLEN, have this day bargained and sold and do hereby transfer and convey unto HERSCHEL A. HEARN, JR. and wife, DESHA L. HEARN, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

BEING Lot No. 340 on the plan of Section Six, Tulip Grove, of record in Book 4460, page 19, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 340 fronts 90.0 feet on the northerly margin of Phoenix Drive and extends back 146.45 feet on the easterly line and 147.15 feet on the westerly line to a dead line in the rear, measuring 90.00 feet thereon.

BEING the same property conveyed to LEMUEL ALLEN and wife, NELDA ALLEN by deed from Darrell W. Gunderson and wife, Joni H. Gunderson, of record in Book 5761, page 532, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said HERSCHEL A. HEARN, JR. and wife, DESHA L. HEARN, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same, and that the same is unencumbered except the 1990 property taxes, which have been prorated between the parties.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the grantors to the grantees upon delivery of this deed.

THIS INSTRUMENT PREPARED BY
MURFREE, COPE & MOORE, ATTORNEYS
MURFREESBORO, TENNESSEE
From information furnished by the parties

WITNESS OUR HANDS on this 26th day of November, 1990.

LEMUEL ALLEN

NELDA ALLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8245 PAGE 355

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named, LEMUEL ALLEN and wife, NELDA ALLEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this 26th day of November, 1990.

NOTARY PUBLIC

My commission expires: 10/26/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,750.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me,
this 26th day of November, 1990.

NOTARY PUBLIC

My commission expires: 10/26/92

THIS INSTRUMENT PREPARED BY
MURFREE, COPE & MOORE, ATTORNEYS
MURFREESBORO, TENNESSEE
From information furnished by the parties

7 5 5 9 3

IDENTIF. REFERENCE

Nov 29 10 37 AM '90

DAVIDSON COUNTY TN.

MAIL TAX

0973 11/29 0101 03CHECK 289.81

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8245 PAGE 356

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	85750.00
			CON TX	282.81
			PRFEE	1.00
			WDEED	6.00
			TOTAL	289.81
			CHECK	289.81
11/29/90	01		10:37 0001	0973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75593

IDENTIF. REFERENCE

NOV 29 10 37 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 376934