This instrument was prepared by:
American Escrow Company
P. O. Box 1733, Hendersonville, TN 37077

BOOK 8314 PAGE 412

Please return to same.

WARRANTY DEED

Address Present Owner:	Send Tax Bills to:	Map-Parcel Nos.
Darrell J. Heavener	New Owner	44-15-192
Darrell J. Heavener		4D-43610
4770 Whites Creek Pike, Whites Crk, TN 37189		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $42,750.00.

Darrell J. Heavener
Affiant

Subscribed and sworn to before me, this the 21st day of March, 1991.

Notary Public

My Commission Expires: 11/19/94

FOR and in 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,

OPAL P. AKIN, unmarried,

hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

DARRELL J. HEAVENER, unmarried,

hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT:

LAND in the 4th Civil District of Davidson County, Tennessee, being Lot No. 230, Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1948, (in) Book 1424, Page 68, Register's Office for Davidson County, Tennessee; fronting 57.0 feet on Jones Street, containing 0.12 acres, more or less.

SUBJECT to and/or reserving one (1) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Opal P. Akin, an unmarried person, by deed from Juanita L. Nicoletti, of record in Book 8314, Page 408, Register's Office for Davidson County, Tennessee (which deed is being recorded simultaneously herewith); and, Opal P. Akin, the Grantor hereof, does hereby certify and make oath that she is personally acquainted with the said Juanita L. Nicoletti and that the said Juanita L. Nicoletti was an unmarried person at the time of said conveyance; and further, under oath, that she, Opal P. Akin, was an unmarried person upon conveying the within described property to Randell D. Bell and wife, Juanita L. Nicoletti by deed of record in Book 7971, Page 405, said Register's Office.

THIS conveyance is subject to all restrictions and easements of record.

THIS is improved property located at:
904 Jones Street, Old Hickory, TN 37138.

00913

IDENTIF. REFERENCE

MAR 22 [illegible] '91

DAVIDSON COUNTY, TN.

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 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, successors 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 my hand, this the 21st day of March, 1991.

Opal P. Akin
Opal P. Akin, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

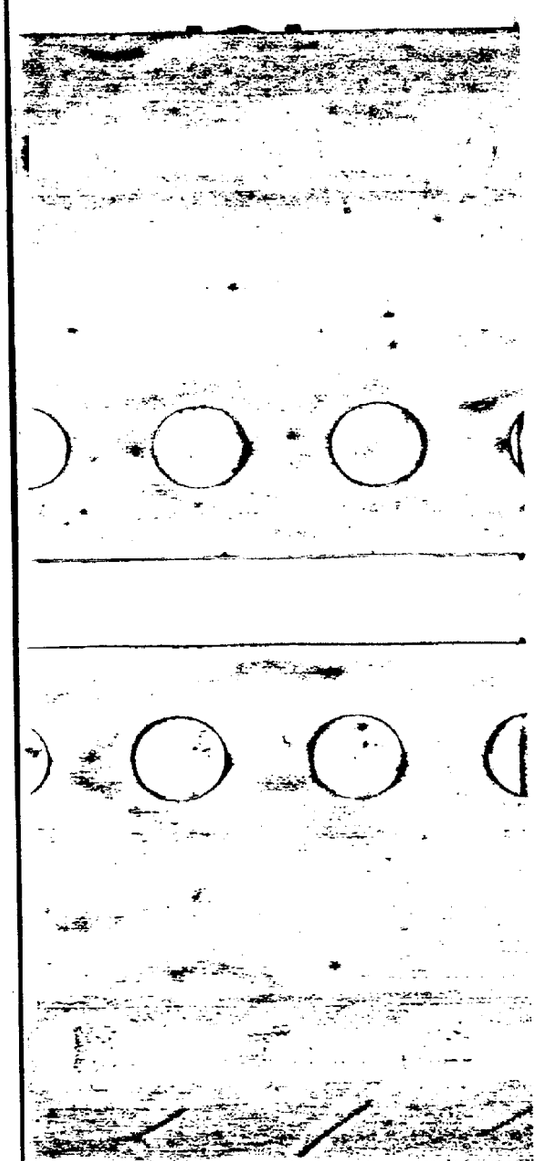
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Opal P. Akin, unmarried, the bargainor, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person, who executed the within instrument and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 21st day of March, 1991

W. K. Georgas, Jr., Notary Public

My Commission Expires: 11/19/94

5605 03/22 0101 03CHECK 147.91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8314 PAGE 414

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 42750.00
				CON TX 140.91
				PRFEE 1.00
				WDEED 6.00
				TOTAL 147.91
				CHECK 147.91
03/22/91		01		09:38 0001 5605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091 3

IDENTIF. REFERENCE

MAR 22 9 38 AM '91

DAVIDSON COUNTY TN.

No. 406352