STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Dan R. Francis
Affiant

Subscribed and sworn to before me, this 23 day of March, 1992.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Dan R. Francis and wife, Neva Jeanne Francis 620 Hill Road Nashville, TN	The Bank of Nashville 401 Church Street Nashville, TN 37219	160-12-170 6DU 81175

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN A. HEGERT AND WIFE, PATRICIA L. HEGERT** , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAN R. FRANCIS AND WIFE, NEVA JEANNE FRANCIS**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Epworth, of record in Book 5200, page 745, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John A. Hegert and wife, Patricia L. Hegert, by deed from Radnor Homes, Inc., of record in Book 7646, page 210, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1992 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. Restrictive covenants contained in instrument of record in Book 6269, page 495, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5200, page 745, Register's Office for said County.

4. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5505, page 882, Register's Office for said County.

5. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4896, page 826, Register's Office for said County.

This is improved property, known as 620 Hill Road, Nashville, 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 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 our hands this 19th day of March, 1992.

94825.

IDENTIFIT REFERENCE
MAR 23 1 05 PM 19
LISA A. WILSON II REGISTER
DAVIDSON COUNTY, TN

John A. Hegert

Patricia L. Hegert

STATE OF NEW MEXICO)
COUNTY OF Bernalillo)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN A. HEGERT**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of March, 1992.

Notary Public

LISA SHEA NOTARY PUBLIC STATE OF NEW MEXICO

My Commission Expires: 9-7-94

STATE OF NEW MEXICO)
COUNTY OF Bernalillo)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA L. HEGERT**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 1992.

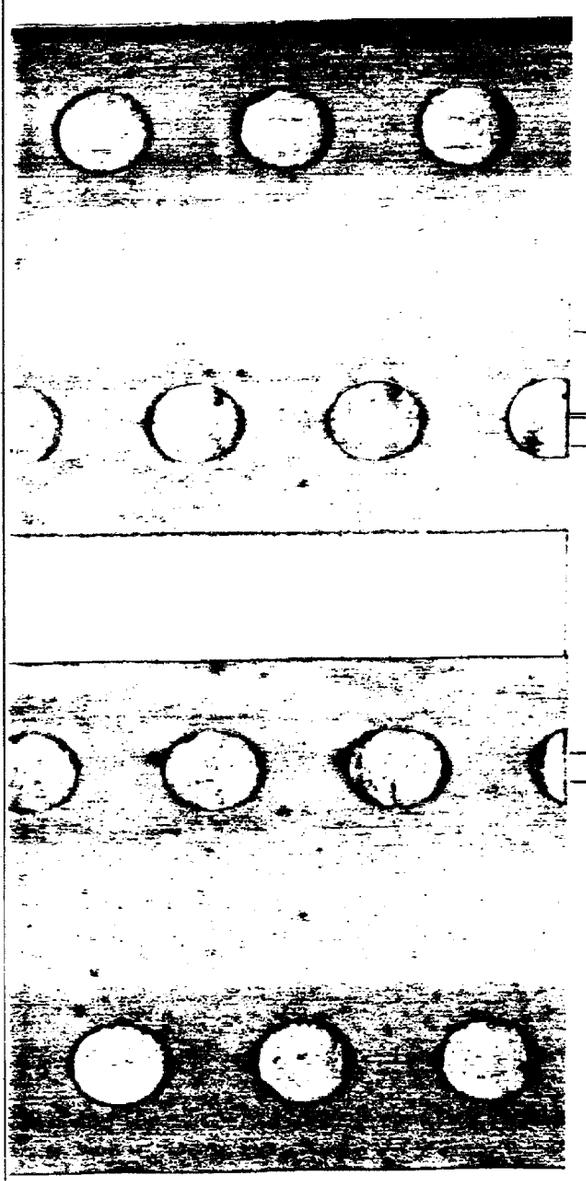
Notary Public

LISA SHEA NOTARY PUBLIC STATE OF NEW MEXICO

My Commission Expires: 9-7-94

2291 03/23 0101 03CHECK 821.00

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



RECEIVED OF _____

FOR _____

BOOK 8581 PAGE 156

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				220000.00
			CON TX	814.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	821.00
			CHECK	821.00
03/23/92	01	13:05 0001		9291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94825

IDENTIFICATION REFERENCE

MAR 23 | 05 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 513689