BOOK 9037 PAGE 714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Gary L Heflin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 19 93

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES November 19, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
GARY L. HEFLIN	NATIONAL MORTGAGE COMPANY	44D 44385
(NAME)	(NAME)	
1102 BIRDSALL STREET	4041 KNIGHT ARNOLD ROAD	44-15-388
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY , TN 37138	MEMPHIS, TENNESSEE 38118	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (P.O. ZIP)	

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,

JULIAN B. RUFFIN AND WIFE, JEAN M. RUFFIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARY L. HEFLIN AND WIFE, DONNA C. HEFLIN

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. 55 OF SECTION "B" ON THE PLAN OF E.I. DuPont de Nemours and Company's Subdivision, AS OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 58.6 FEET ON THE WESTERLY SIDE OF BIRDSALL STREET AND EXTENDS BACK 87.2 FEET ON THE NORTHERLY LINE AND 87.1 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 57.8 FEET THEREON.

(THIS CONVEYANCE IS) SUBJECT TO AND/OR RESERVING ONE (1) PERMANENT EASEMENT FIVE (5) 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 JULIAN B. RUFFIN AND WIFE, JEAN M. RUFFIN BY DEED OF RECORD IN BOOK 4631, PAGE 694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

48649

IDENTIFICATION REFERENCE

93 AUG -5 AM 8:44
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

This is improved X property, known as 1102 BIRDSALL STREET , OLD HICKORY , TN , 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)
unimproved

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 hand s this 3rd day of August , 19 93

JULIAN B. RUFFIN: Julian B Ruffin

JEAN M. RUFFIN: Jean M Ruffin

STATE OF TENNESSEE
County of - DAVIDSON

BOOK 9037 PAGE 715

Personally appeared before me,

JULIAN B. RUFFIN AND WIFE, JEAN M. RUFFIN

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 3rd day of August, 19 93

Commission expires November 19, 1994

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent 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 day of 19

Commission expires

Notary Public

WARRANTY DEED

FROM

JULIAN B. RUFFIN AND WIFE,

JEAN M. RUFFIN

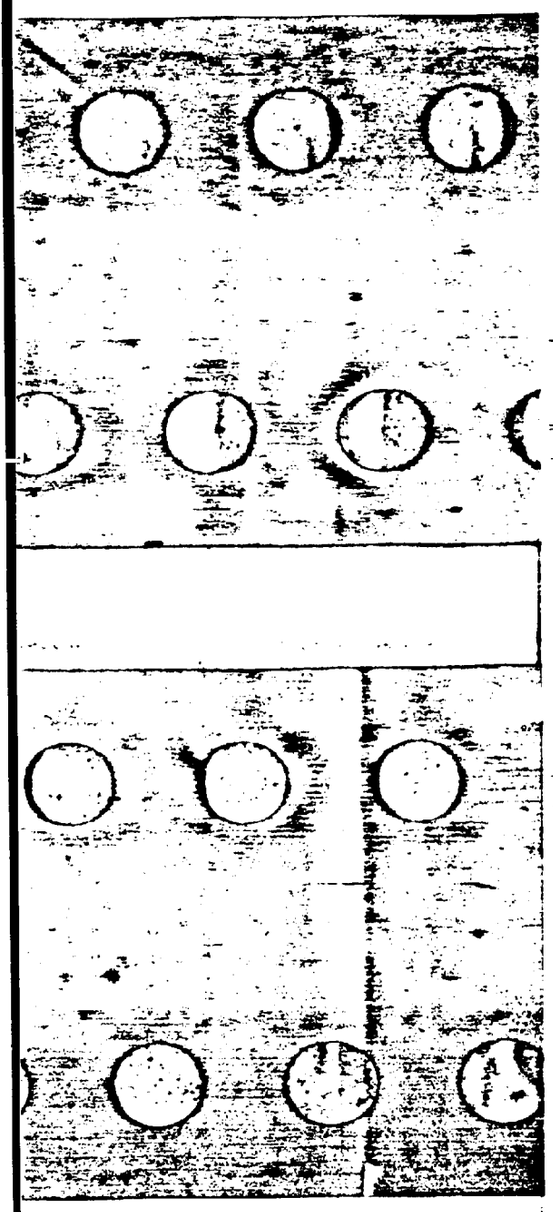
TO

GARY L. HEFLIN AND WIFE,

DONNA C. HEFLIN

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

5100 08/05 0101 03CHECK 282.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9037 PAGE 716

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 74000.00
				CON TX 273.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 282.80
				CHECK 282.80

08/05/93 01 08:44 0001 6100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48649

IDENTIF. ↑ REFERENCE

93 AUG -5 AM 8:44

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 682481