10933

BOOK 9076 PAGE 896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,079.04

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 19 93

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) March 25 1995

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald L. St. John	Chemical Mortgage Company	MAP 119-010
(NAME)	(NAME)	
318 Valeria Street	200 Old Wilson Bridge Road	PARCEL 383.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Worthington, Ohio 43085-8500	
(CITY) (STATE) (ZIP)	(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, David H. Heffington and wife, Nancy Heffington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald L. St. John and wife, Laura A. St. John

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:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 52 on the Map of Overhill City and W. H. Fox Subdivision of part of Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 frons 50 feet on the northerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to David H. Heffington and wife, Nancy W. Heffington by deeed from William Hunter and William T. Cato of record in Book 7773, page 755, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 6981, page 607, Register's Office for Davidson County, Tennessee which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

4010 09/10 0101 03CHECK 146.27

unimproved (x)
This is improved ( ) property, known as 318 Valeria Street, Nashville, TN 37210
(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 our hand s this 2nd day of September, 19 93

David H. Heffington

Nancy Heffington

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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 David H. Heffington and wife, Nancy Heffington

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September 1993.

Commission expires March 25, 1995

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

61687

IDENTIF. & REFERENCE

93 SEP 10 AM 11:49

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

~~David H. Heffington and wife, Nancy~~ Heffington

TO

Donald L. St. John and wife, Laura A. St. John

RETURN TO:

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211



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 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 37079.04
CON TX 137.27
PRFEE 1.00
WDEED 8.00
TOTAL 146.27
CHECK 146.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/10/93 01 11:48 0001 4010

61687
IDENTIF. ↑ REFERENCE

93 SEP 10 AM 11:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 696454