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STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Harold N Heckman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 93

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) November 19, 1994

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
HAROLD N. HECKMAN	FIRST REPUBLIC MORTGAGE CORPORATION	083-11-0-154
(NAME)	(NAME)	
2404 CHAPMAN DRIVE	6012 WILMINGTON PIKE	15DA 43355
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE , TN 37206	DAYTON, OHIO 45459	
(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,

JOHN MILTON OSBORNE & CHARLES EDWIN OSBORNE, INDIVIDUALLY, AS THE SOLE HEIRS TO THE ESTATE OF SADIE OSBORNE, & AS CO-EXECUTORS OF THE ESTATE OF SADIE OSBORNE, DECEASED

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

HAROLD N. HECKMAN AND WIFE, VIRGINIA H. HECKMAN

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. 95 ON THE PLAN OF EASTLAND ACRES, SECTION 2, OF RECORD IN PLAT BOOK 2331, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO B.H. OSBORNE AND WIFE, SADIE OSBORNE, BY DEED FROM E.M. PENNINGTON AND WIFE, ROSA PENNINGTON, OF RECORD IN BOOK 2488, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

B.H. OSBORNE, BEING ONE AND THE SAME PERSON AS BEA HAZEL OSBORNE, HAVING SINCE DIED ON JULY 19, 1991, IN DAVIDSON COUNTY, TENNESSEE.

SADIE OSBORNE, BEING ONE AND THE SAME PERSON AS SADIE M. OSBORNE, AND SADIE MAI OSBORNE, FORMERLY KNOWN AS SADIE MAI JAKES. THE SAID SADIE OSBORNE HAVING SINCE DIED ON MAY 24, 1993, IN DAVIDSON COUNTY, TENNESSEE.

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

ELLEN M. OSBORNE, SPOUSE OF JOHN MILTON OSBORNE JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HER RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO HAROLD N. HECKMAN AND WIFE, VIRGINIA H. HECKMAN.

SYLVIA A. OSBORNE, SPOUSE OF CHARLES EDWIN OSBORNE, JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HER RIGHT, TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO HAROLD N. HECKMAN AND WIFE, VIRGINIA H. HECKMAN.

This is improved / unimproved property, known as 2404 CHAPMAN DRIVE , NASHVILLE , TN , 37206
X (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 12th day of November, 19 93

John Milton Osborne
JOHN MILTON OSBORNE:
CO-EXECUTOR OF THE ESTATE OF SADIE OSBORNE, DECEASED

Ellen M. Osborne
ELLEN M. OSBORNE

John Milton Osborne
JOHN MILTON OSBORNE

CHARLES EDWIN OSBORNE: Charles Edwin Osborne
CO-EXECUTOR OF THE ESTATE OF SADIE OSBORNE, DECEASED

Sylvia A Osborne
SYLVIA A. OSBORNE

Charles Edwin Osborne
CHARLES EDWIN OSBORNE

MOORE AND MEN C
TYPING

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STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, JOHN MILTON OSBORNE & WIFE, ELLEN M. OSBORNE, AND CHARLES EDWIN OSBORNE AND WIFE, SYLVIA A. OSBORNE,
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 12th day of November, 19 93

Commission expires 11/19/94

W.K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, JOHN MILTON OSBORNE AND CHARLES EDWIN OSBORNE, IN THEIR CAPACITY AS CO-EXECUTORS OF THE ESTATE OF SADIE OSBORNE, DECEASED,
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 CO-EXECUTORS OF THE ESTATE 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 12th day of November, 19 93

Commission expires 11/19/94

W.K. GEORGAS, JR. Notary Public

85657
IDENTIFICATION REFERENCE

93 NOV 15 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

8286 11/15 0101 03CHECK 234.70

WARRANTY DEED

FROM
THE ESTATE OF SADIE OSBORNE,
DECEASED

TO
HAROLD N. HECKMAN, ET UX

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



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 61000.00
CON TX 225.70
PRFEE 1.00
WDEED 8.00
TOTAL 234.70
CHECK 234.70

11/13/93 01 11:13 0001 8286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85557
IDENTIFICATION REFERENCE

93 NOV 15 AM 11:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 722070