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Return to Box #23

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: IRA J. HECKMAN ("GRANTOR")

TO: JAMES T. O'HARE and wife,
ELIZABETH W. O'HARE ("GRANTEES")

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO:**
James T. O'Hare 103 Bellebrook Circle Nashville, TN 37205	Same	139-5-A-03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Ira J. Heckman,** ("GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto **James T. O'Hare** and wife, **Elizabeth W. O'Hare, ("GRANTEES"),** their heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and made a part hereof as fully and particularly as if set out herein verbatim.

This is improved property known as 103 Bellebrook Circle, Nashville, Tennessee 37205.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for 1994 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEES before delinquent, and except for those matters set out on Exhibit "A" attached hereto.

And GRANTOR does further covenant and bind himself, his heirs and assigns, 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.

PATRICIA G. HECKMAN, spouse of GRANTOR, hereby joins in and executes this instrument for the purpose of conveying to the GRANTEES any and all marital right, title and interest she may have in and to the property, but not further or otherwise.

WITNESS our hands this 30 day of March 1994.

Ira J. Heckman

Patricia G. Heckman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lori F Healey, a Notary Public in and for said County and State, the within named, Ira J. Heckman and wife, Patricia G. Heckman, the within named bargainors, with whom I am personally acquainted, or who 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 30 day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 7-26-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

AFFIANT

Subscribed and sworn to before me, this 30 day of March 1994.

NOTARY PUBLIC

My Commission Expires: 7-26-97

33853

IDENTIFICATION REFERENCE

94 MAR 31 PM 1:00

REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"
Property Description

LAND in Davidson County, Tennessee, being Lot #3 on the Plan of Bellebrook of record in Book 5200, page 442, as amended in Book 5982, page 32, Book 6087, page 957 and Book 6941, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

AND being the same property conveyed to Ira J. Heckman and wife, Jeanne W. Heckman, by deed from James I. Vance Berry, Trustee, of record in Book 5997, page 761, Register's Office for Davidson County, Tennessee. The said Jeanne W. Heckman having since died.

This conveyance is made subject to the following:

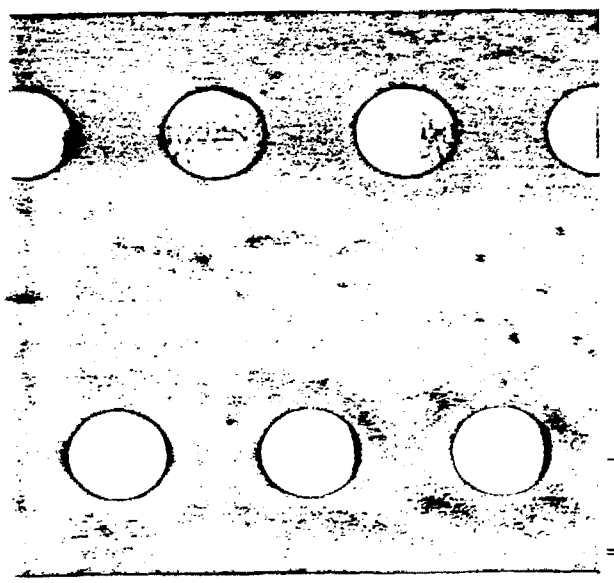
1. Restrictive Covenants contained in instrument of record in Book 5938, page 212, as amended in Book 6029, page 807, Register's Office for Davidson County, Tennessee.

2. Easements, setback lines, conditions of Owner's Certificate and other matters appearing upon the Plan of Bellebrook of record in Book 5200, page 442, as amended in Book 5982, page 32, Book 6087, page 957 and Book 6941, page 122, said Register's Office.

3. Driveway Easement between Bascomb W. Thomas, Jr., et ux, and Ira J. Heckman of record in Book 8444, page 544, said Register's Office.

The above description is identical to that contained in the prior deed of record on this property.

8426 03/31 0101 03CHECK 1774.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

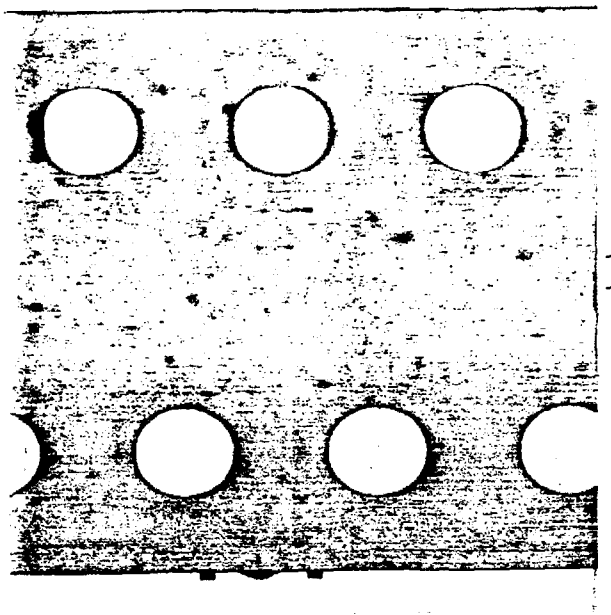
RECEIVED OF _____

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 475000.00
CON TX 1757.50
PRFEE 1.00
WDEED 16.00
TOTAL 1774.50
CHECK 1774.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8426

33853
IDENTIF. & REFERENCE

94 MAR 31 PM 1:00

REGISTER
DAVIDSON COUNTY, TN.

No. 773703