BOOK 9603 PG 367 43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: 11-8-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Hegarty	SAME	131-5-26
(NAME)	(NAME)	
3504 Trimble Road		7DA-44910
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Michael P. Sohr and wife, Linda C. Fenelon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean Hegarty and wife, Mollie Hegarty

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. 40 on the Plan of Russwood Heights, as of record in Plat Book 2133, Pages 12 and 13, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael P. Sohr and wife, Linda C. Fenelon by deed from Thomas R. Gillem and wife, Anne V. Gillem of record in Book 9414, Page 22, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

36925
IDENTIFICATION REFERENCE

95 FEB 24 PM 12:51
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3504 Trimble Road, Nashville, TN 37215
(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 my hand this 21st day of February 19 95

Michael P Sohr.
Michael P. Sohr by Linda C. Fenelon, Attorney in Fact

Linda C Fenelon.
Linda C. Fenelon

BOOK 9603 PG 368

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 Linda C. Fenelon

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of February 19 95.

Commission expires 11-20-96

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

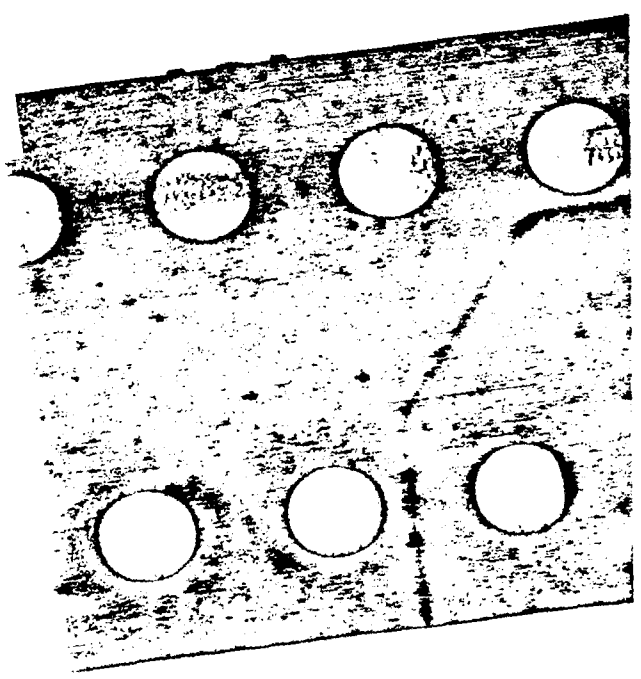
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Linda C. Fenelon with whom I am personally acquainted and who, upon her oath(s) acknowledged herself to be the Attorney in Fact for the within named Michael P. Sohr and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the person, Michael P. Sohr.

Witness my hand and official seal at office at Nashville, TN on this the 21st day of February 19 95.

My commission expires 11-20-96

Notary Public

4745 02/24 0101 03CHECK 601.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9603 PG 369

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
160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

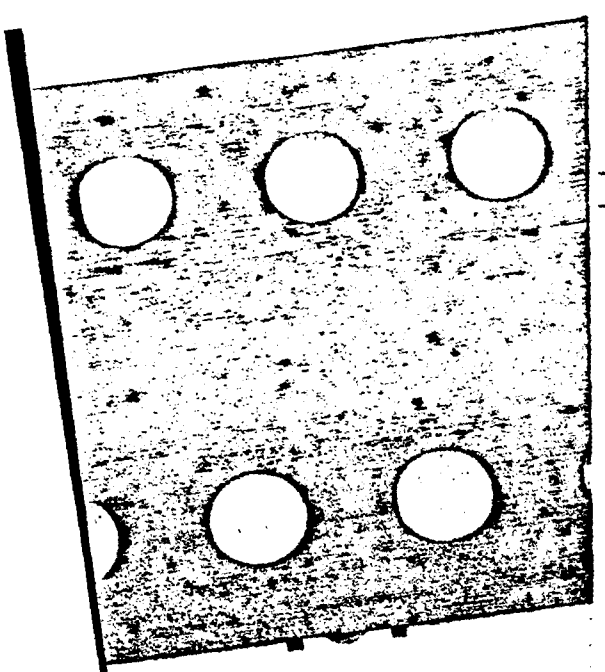
02/24/95 01 12:51 0001 4745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36925
IDENTIF. & REFERENCE

95 FEB 24 PM 12:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 884424