This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James J. Conlan and Ella A. Conlan
4264 Central Pike
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 87
Group 0
Parcel 97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richard T. Heughan**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James J. Conlan and wife, Ella A. Conlan**, 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 the Fourth Civil District of Davidson County, Tennessee, being part of Lot Nos. 3 and 4 in the parition of the Lands of Abner Cowgill, deceased, as of record in the Minute Book "Q" page 301, Circuit Court for said County, described according to a survey made by George W. Watkins, Surveyor, July 15, 1960, as follows:
>
> Beginning at an iron pin in the southerly margin of Central Pike being the northerly corner of a tract marked .51 acres on said survey, south 2 degrees 15 minutes west 224.8 feet to an iron pin; thence south 88 degrees 30 minutes east 100 feet to an iron pin; thence north 2 degrees 15 minutes east 225.0 feet to an iron pin in the southerly margin of Central Pike; thence north 88 degrees 30 minutes west 36 feet to a point in the southerly margin of Central Pike; thence North 87 degrees 45 minutes west 64 feet to the point of beginning.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Richard T. Heughan, unmarried by deed from M. Norris Jenkins, Trustee, dated October 9, 1986, as of record in Book 7011, page 916, Register's Office for Davidson County, Tennessee.

This is improved property known as 4264 Central Pike, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James J. Conlan and wife, Ella A. Conlan, their heirs and assigns, forever; and I, Richard T. Heughan, unmarried, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of March, 1995.

Richard T. Heughan

Richard T. Heughan

95 MAR 29 AM 8:37
ELLA ... REGISTER
DAVIDSON COUNTY, TN.

46007
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard T. Heughan, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 27th day of March, 1995.

Patricia M. Davis
NOTARY PUBLIC

PATRICIA M. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 62,000.00.

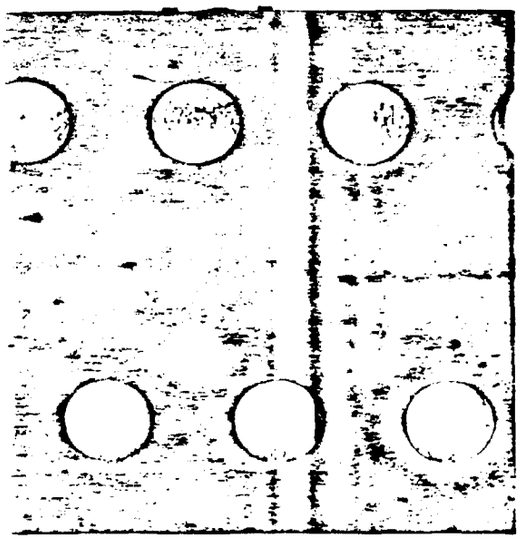
Ella A. Conlan
AFFIANT

Subscribed and sworn to before me
this 27th day of March, 1995.

Patricia M. Davis
NOTARY PUBLIC
My Commission Expires: February 3, 1997

PATRICIA M. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

03/29/95 01:03CHECK 238.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

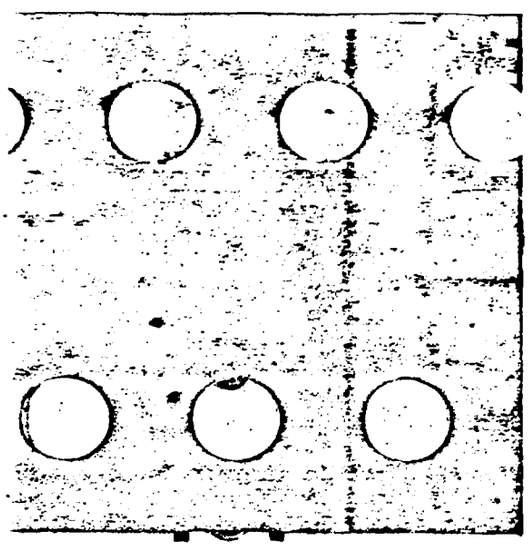
RECEIVED OF _____

FOR _____

BOOK 9629 PG 732

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 62000.00
CON TX 229.40
~~PRFEE~~ 1.00
~~MDEED~~ 8.00
TOTAL 238.40
CHECK 238.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/95 01 08:38 0001 4767

46007
IDENTIF. & REFERENCE

95 MAR 29 AM 8:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 894315