File 12985
File Box 9B
First Title & Escrow Co.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

9638:290

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RANDALL S. HEARON (NAME)	NEW OWNER (NAME)	Map 145-4
6853 River Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 47
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. OH11010

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, R. HILTON WICKHAM AND WIFE, CYNTHIA C. WICKHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL S. HEARON AND WIFE, MARION E. HEARON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2 on the Plan of Resubdivision of Lots 3 & 4, Overton Lea Home, as of record in Plat Book 7900, page 732, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to R. Hilton Wickham and wife, Cynthia C. Wickham by deed from Blanche Ames Davis Matthews, unmarried, Evelyn Ames Davis, II, unmarried, Ames Davis, individually and as Trustee under the will of Evelyn Ames Davis, with full power, Wanda Davis Freisleben and Randolph Paschall Davis of record in Book 9371, Page 786, Register's Office for Davidson County, Tennessee.

Together with a 40-foot easement created by Easement Agreement of record in Book 9371, page 748, Register's Office for Davidson County, Tennessee, as shown on the Plat of record in Plat Book 7900, page 732, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4444, page 921; (3) Easements of record in Book 6581, pages 71 and 74, Book 1133, page 572; (4) Easement Agreement of record in Book 9371, page 748; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 732, said Register's Office.

95 APR -4 AM 8:5

4257 IDENTIFICATION REFERENCE

unimproved (XX)
This is improved ( ) property, known as 1029 Tyne Boulevard, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of March, 19 95

R. HILTON WICKHAM

CYNTHIA C. WICKHAM
BY: Robert Hilton Wickham, Attorney-In-Fact by Power of Attorney recorded in Book 8413, page 8, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

9636:291

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Hilton Wickham

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 31st day of March, 95

My commission expires 11/2/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Hilton Wickham, 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 Attorney-In-Fact for the said Cynthia C. Wickham and is authorized by the said Cynthia C. Wickham to execute this instrument on her behalf.

Witness my hand, at Office, this 31st day of March, 1995.

Notary Public

My Commission Expires: 11/2/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 95.

MY COMMISSION EXPIRES: 11/2/96
(AFFIX SEAL)

Notary Public

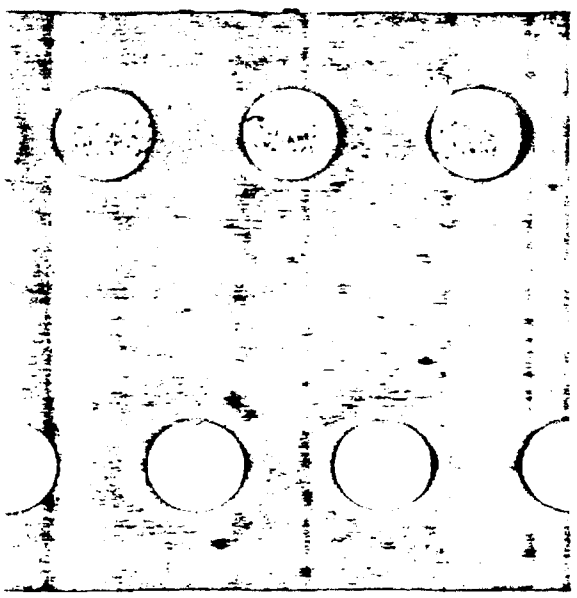
WARRANTY DEED

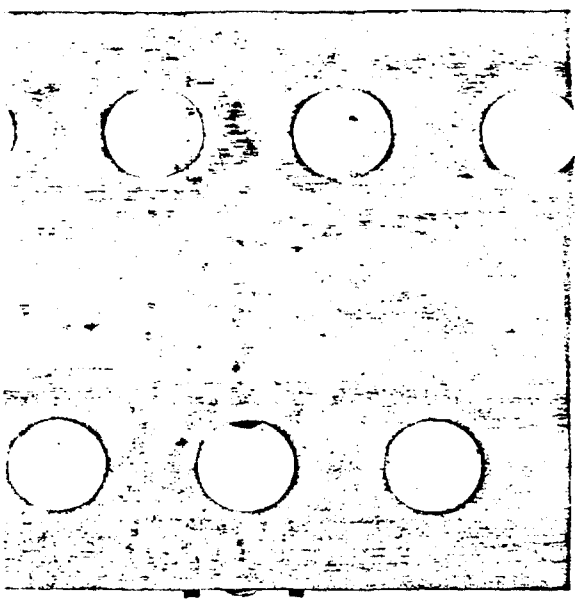
FROM
R. HILTON WICKHAM AND WIFE,
CYNTHIA C. WICKHAM

TO
RANDALL S. HEARON AND WIFE,
MARION F. HEARON

7259 04/04 0101 DEPUTY 9346

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9636 PG 292

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	250000.00
DEED TX	925.00
PRFEE	1.00
MTGED	8.00
TOTAL	934.00
CHECK	934.00

04/04/95 01 10:56 0001 7259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48257

IDENTIFICATION REFERENCE

95 APR -4 AM 10:57

REGISTER'S OFFICE

DAVIDSON COUNTY, TN

No. 896786