60645

IDENTIF. & REFERENCE

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Phillip N. Galloway	BankAmerica Mortgage	MAP and PARCEL
[Shonna D. Galloway	Attn: Tax Dept.	
[661 Long Hunter Court	2810 North Parham Road	135-08A-661CO
[Nashville, TN 37217	Richmond, VA 23294	

95 MAY 15 AM 10:28
FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 9671 PG 467

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jackson E. Heffner, Jr. and wife, Belinda S. Heffner and Krista Heffner, unmarried, by and through my lawful Attorney-in-Fact, Elaine Hennessee**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Phillip N. Galloway and Shonna D. Galloway, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 661 of Nashboro Village Nineteen Condominium, a condminium or horizontal property regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, Page 80, said Register's Office, Together with each and all rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which form a part thereof), including, without limitation, such unit's undivided interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to Jackson E. Heffner, Jr. and Krista Heffner, husband and wife, by deed from Cheryl Delores Crumble, unmarried, of record in Book 7824, Page 958, Register's Office for Davidson County, Tennessee.

This is property with a common address of 661 Long Hunter Court, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes remaining in escrow and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 80, said Register's office and all matters therein; 3) Master Deed of record in Book 5333, Page 957, said Register's office; 4) Supplementary Covenants of record in Book 5469, Page 840, said Register's office; 5) By-Laws of record in Book 5333, Page 999, said Register's office; 6) Covenants of record in Book 4827, Page 14, said Register's office; 7) Deed of Trust executed by Cheryl Delores Crumble, unmarried to J. R. Cannon, Trustee of record in Book 7158, Page 251, dated March 2, 1987 and secured to Commerce Union Bank in the principal amount of $70,600.00. Property is coveyed "AS IS" condition.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 7158, page 251, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $68,687.67]
[ ]
[Affiant]
[Subscribed and sworn before me this 12th day of May, 1995.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **Belinda S. Heffner**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the spouse of the said **Jackson E. Heffner, Jr.**

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **12th** day of **May, 1995**.

Jackson E. Heffner, Jr.

Belinda S. Heffner

Krista Heffner

By: Elaine Hennessee
Elaine Hennessee
Attorney-in-Fact

Krista Heffner being one and the same person as Krista L. Heffner

STATE OF Florida
COUNTY OF Polk

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jackson E. Heffner, Jr. and wife, Belinda S. Heffner**, 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 Lakeland, Fl, this **12th** day of **May, 1995**.

MORGAN L. GOERS
Notary Public, State of Florida
My comm. expires Nov. 6, 1998
Comm. No. CC 410976

Notary Public
My Commission Expires:

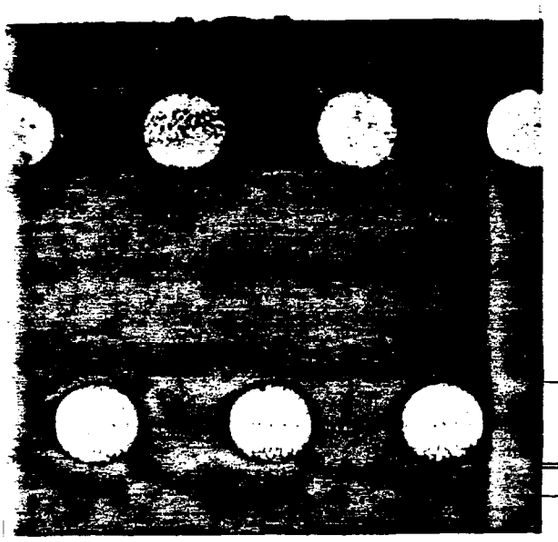
STATE OF TENNESSEE
COUNTY OF Giles

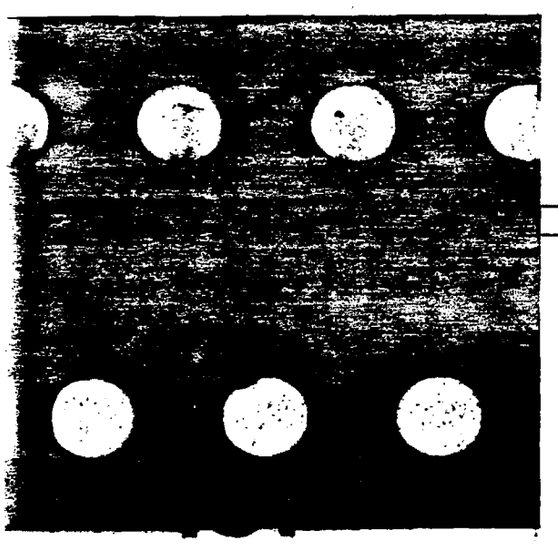
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Elaine Hennessee**, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-in-Fact of **Krista Heffner** and is authorized by **Krista Heffner** to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal at Pulaski, Tn, this **12th** day of **May, 1995**.

Notary Public
My Commission Expires: 1-22-97

08669 05/15





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9671 PG 469

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	68687.67
CON TX	254.15
PRFEE	1.00
MDEED	8.00
TOTAL	263.15
CHECK	263.15

05/15/95 01 10:30 0001 0869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60645
IDENTIF. & REFERENCE

95 MAY 15 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 910242