0176416

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (kd) Title No: 37355
Dav. Co. File: Box 8

96 APR 30 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10031 PG 586

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael W. Heilbronn Janet V. Heilbronn 309 Oak Crest Court Hermitage, Tennessee 37076	First Republic Mortgage Corporation 6012 Wilmington Pike Dayton, Ohio 45459

TAX MAP-PARCEL NUMBERS: 86-4A-013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Will Perry Turner, and spouse, Wanda D. Turner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Michael W. Heilbronn and spouse, Janet V. Heilbronn , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 68 on the plan of Phase 1-B Oakcrest of record in Book 7900, page 384 and amended in Book 6900, page 385, Register's Office for said County.

SAID Lot No. 68 fronts 35.00 feet on the northwesterly margin of Oakcrest Court and extends back 125.00 feet on the northeasterly line and 136.0 feet o the southwesterly line to a dead line in the rear, measuring 124.22 feet thereon.

BEING the same property conveyed to Will Perry Turner and wife, Wanda D. Turner by deed from Frank Batson Homes, Inc. of record in Book 8375, page 822 and corrected in Book 9984, page 970, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7308, Page 874, Book 8277, page 830, Book 9559, page 939 and Book 6680, page 976, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 309 Oak Crest Court, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on April 6, 1996.

Will Perry Turner, Jr.

Wanda D. Turner

State of TN
County of Davidson

On April 6, 1996, before me the undersigned authority, personally appeared Will Perry Turner and Wanda D. Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Judy A Dedrick
Notary Public

My Commission Expires: 3-21-98

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175,000.00

Affiant

Sworn and subscribed before me on April 25, 1996.

Notary Public

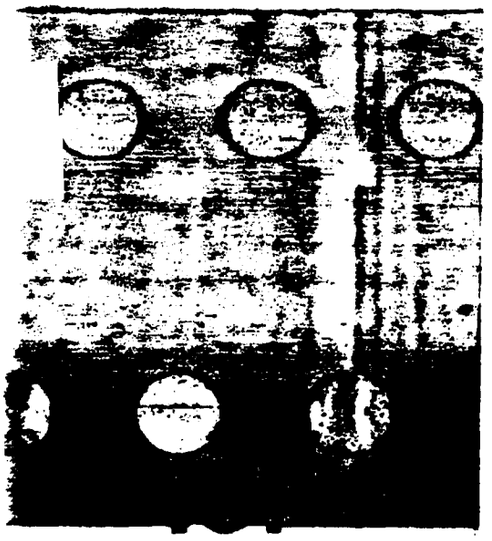
My Commission Expires

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

5B22 04/30 01:01 03CHECK 656.50

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





RECEIVED OF _____

FOR _____

BOOK 10031 PG 588

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 175000.00
				CON TX 647.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 656.50
				CHECK 656.50
			04/30/96 01	13:00 0001 5822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176416
IDENTIF. ↑ REFERENCE

96 APR 30 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1033865