54

WARRANTY DEED

Prepared By:
Sidwell & Barrett P.C.
121 First Ave. #200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 1/15/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey B. Harwell, Jr., Trustee (NAME)	OWNER (NAME)	MAP 131-1
2000 First Union Tower (ADDRESS)	(ADDRESS)	PARCEL 39
Nashville, TN 37219. (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, Andre M. Hedrick and wife, Valerie W. Hedrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aubrey B. Harwell, Jr., Trustee, with full power to sale, transfer, or convey without the joinder of any beneficiaries.

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. 41 on the Map of Colonial Heights, as of record in Book 1130, page 102, Register's Office for said County.

Said Lot 41 fronts 70 feet on the south side of Warfield Drive and runs back between parallel lines 236.5 feet to a dead line.

Being the same property conveyed to Andre M. Hedrick and wife, Valerie W. Hedrick by deed from Mildred Clark Benson by instrument of record in Book 9491, page 858, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 1130, page 102, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

4958 07/03 0101 03CHECK 465.95

unimproved ( )
This is improved (X) property, known as 1805 Warfield Drive, 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 our hand s this 28th day of June 19 96

Andre M. Hedrick

Valerie W. Hedrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andre M. Hedrick and wife, Valerie W. Hedrick

the bargainor S, with whom I am personally acquainted or 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 Franklin, Tennessee, this 28th day of June 19 96.

Commission expires 11/30/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

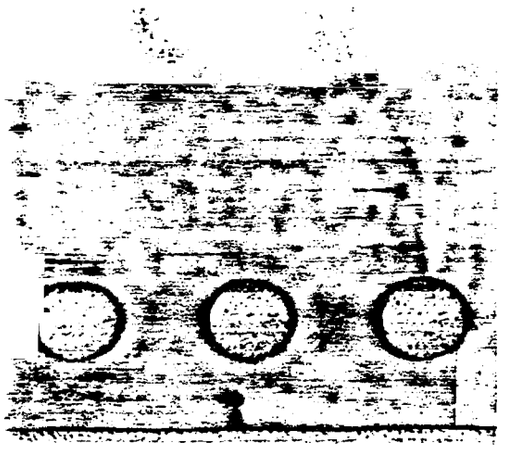
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

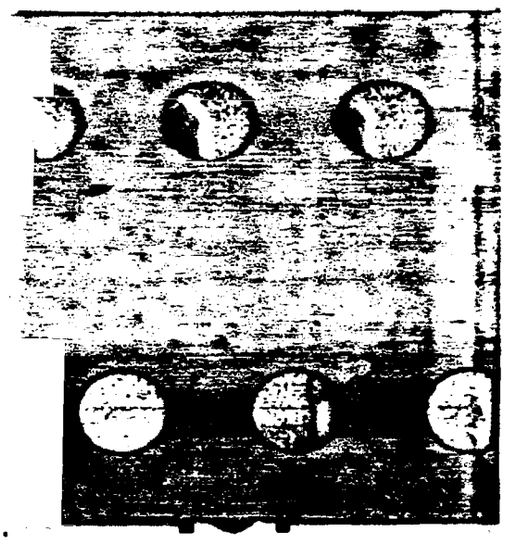
My commission expires _____

Notary Public

0203315
IDENTIF. & REFERENCE

95 JUL 15 PM 2:23





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

RECEIVED OF _____

FOR _____

BOOK 10120 PG 328

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 123500.00
CON TX 456.95
PRFEE 1.00
WDEED 8.00
TOTAL 465.95
CHECK 465.95

07/13/95 01 09:26 0001 4956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203315
IDENTIF. # REFERENCE

95 JUL 15 AM 9:23

REGISTER
DAVIDSON COUNTY, TN

No. 1062638