Box 52

WARRANTY DEED

STATE OF TENNESSEE BOOK 10418 PG 199
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF April 19 97.

Notary Public

MY COMMISSION EXPIRES: 12/6/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley E. Koch (NAME)	Franklin American Mortgage (NAME)	119-1 —
306 Rose Street (ADDRESS)	214 Overlook Court, Ste. 150 (ADDRESS)	176
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Paul E. Heffington and wife, Shannon P. Heffington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley E. Koch and wife, Shirley Koch

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit;

Lot No. 154 in Overhill City and W.H. Fox's Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries, a plan of which subdivision is of record in Book 332, page 21, said Register's Office, to which plan reference is hereby made for a more complete description.

Included in the above legal description but expressly excluded therefrom is that portion of land sold to the State of Tennessee in Book 4375, page 967, and rerecorded in Book 4377, Page 704, said Register's Office.

Being the same property conveyed to Paul E. Heffington and wife, Shannon P. Heffington by deed from David Heffington and wife, Nancy W. Heffington of record in Book 8814, page 712, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 306 Rose Street, Nashville, Tennessee 37210
(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 11th day of April 19 97

Paul E. Heffington

Shannon P. Heffington

BOOK 10418 PG 200

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 Paul E. Heffington and wife, Shannon P. Heffington

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 Brentwood, Tennessee, this 11th day of April 19 97.

Commission expires 12/16/97

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

02947785

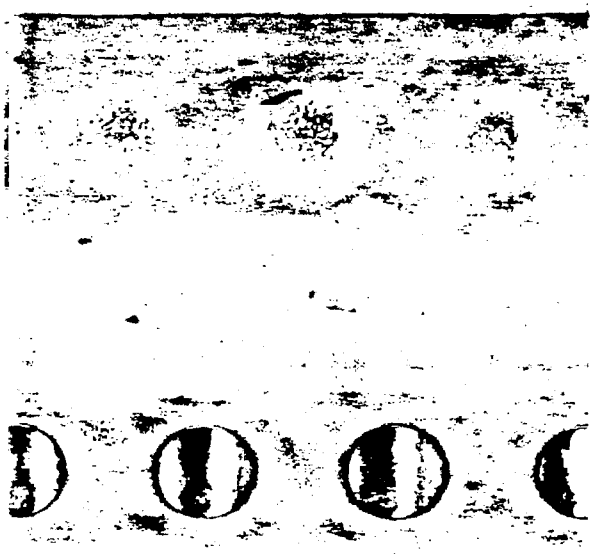
IDENTIF. & REFERENCE

97 [illegible] PM 02:40

FEE [illegible] DAVIDSON COUNTY, TN.

Page 2 of 2

9886 04/16 0101 03CHECK 221.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

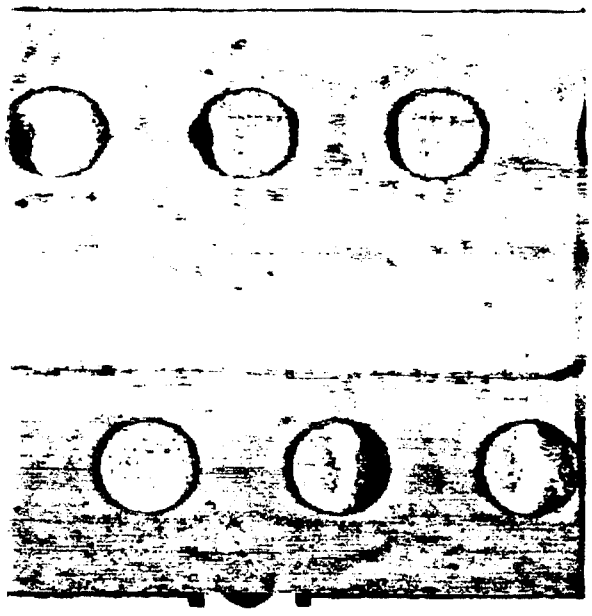
RECEIVED OF _____

FOR _____

BOOK 10418 PG 201

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 57500.00
CON TX 212.75
PRFEE 1.00
WDEED 8.00
TOTAL 221.75
CHECK 221.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/16/97 01 09:49 0001 9886

0294785
IDENTIF. ↑ REFERENCE

DAVIDSON COUNTY, TN.

No. 1139693