Box 52

This instrument prepared by:
MORREALE, MACK & TERRY, P.C.
John F. Morreale
449 Taft Ave., Glen Ellyn, Il 60137

BOOK 10698 PG 772

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 19 , by and between James R. Viets, joined by Barbara S. Viets, his wife

First Parties, and

William R. Hearn and wife, Jewel Hearn Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100-------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 110 ON THE REVISED FINAL PLAT OF WHITWORTH, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 140 THROUGH 144, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being that same property conveyed to James R. Viets by deed from Rochford Realty and Construction Co., Inc. of record in Book 10194, Page 141, said Register's Office.

Barbara S. Viets, wife of James R. Viets, joins into the execution of this instrument for the sole purpose of conveying all interests in the subject property by virtue of her marriage.

97 NOV 26 PM 1:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0374028
IDENTIFICATION REFERENCE

OWNER:
William R. Hearn
60 Wyn Oak
Nashville, TN 37205

RESPONSIBLE TAXPAYER:
First American National Bank
First American Center
Nashville, Tennessee 37237

CLT#

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

James R Viets
James R. Viets

Barbara S. Viets
Barbara S. Viets

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James R. Viets, joined by Barbara S. Viets, his wife, 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, at office, this 24th day of November, 1997.

Christy Mathis, Notary Public

My Commission Expires: My Commission Expires MAR 21 2001

CHRISTY MATHIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

4498 11/26 0101 03DHICH 1394.41

KAREN L. FRY NOTARY PUBLIC WILLIAMSON COUNTY, TENN. AT LARGE

I (or we) swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $374,500.00. Affiant

Subscribed and sworn to before me this 24th day of November, 19 97.

, Notary Public

My Commission Expires: 12/6/99

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10698 PG 774

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
374500.00
CON TX 1385.65
PRFEE 1.00
MBEED 8.00
TOTAL 1394.65
CHECK 1394.65
11/26/97 01 13:02 0001 449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0374028
IDENTIFICATION REFERENCE

97 NOV 26 PM 1:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1225342