Mail

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 11001 PAGE 563

ADDRESS NEW OWNER:
Thomas C. Heffernan, Jr, et ux
8128 Gordon Lane
Hermitage, Tennessee 37076

MORTGAGEE:
First Trust Mortgage Company
5111 Maryland Way
Brentwood, Tennessee 37027

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 75
Group 14
Parcel 34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **B. G. Lindsey and wife, Dorothy Lindsey,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas C. Heffernan, Jr. and wife, Mary M. Heffernan,** 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:

> Being Lot No. 104 on the Plan of Hermitage Estates, as of record in Book 3300, page 70, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 104 fronts 106 feet on the easterly margin at Gordon Lane and extends back between lines measuring 106.5 feet on the northerly line and 180.4 feet on the southern line to a dead line in the rear which measures 110 feet.
>
> Being the same property conveyed to B. G. Lindsey and wife, Dorothy Lindsey, by virtue of a deed from Horace B. Miggett and wife, Mary J. Miggett, as of record in Book 4058, page 158, Register's Office for Davidson County, Tennessee.

This is improved property known as 8128 Gordon Lane, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3403, page 556, and easements, covenants and conditions as shown on the Plan of record in Plat Book 3300, page 70, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 29th day of June, 1998.

B. G. Lindsey
B. G. LINDSEY

Dorothy Lindsey
DOROTHY LINDSEY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **B. G. LINDSEY AND WIFE, DOROTHY LINDSEY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 29th day of June, 1998.

Mary K. Johnson
NOTARY PUBLIC

My Commission Expires: 10-20-99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $93,000.00.

Mary M. Heffernan
AFFIANT

Subscribed and sworn to before me this 29th day of June, 1998.

Mary K. Johnson
NOTARY PUBLIC

My Commission Expires: 10-20-99.

0457664
IDENTIF. & REFERENCE
98 JUL -1 PM 1:55
FELIX Z. MILLSAPS REGISTER
DAVIDSON COUNTY, TN.

8433 07/01 01:01 03CHECK 355.10

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

RECEIVED OF _____

FOR _____

BOOK 11001 PAGE 565

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	93000.00
CON TX	344.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	355.10
CHECK	355.10

07/01/98 01 13:55 0001 8433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457664
IDENTIFICATION REFERENCE

98 JUL -1 PM 1:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1314215