This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Map: 26
Group: 5
Parcel: 137

Send Tax Bills to :
Darrell Jay & Karen B. Heavener
402 Two Mile Pike
Goodlettsville, TN 37072
(address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Thomas G. Kominos and wife, Annette H. Kominos, have bargained and sold and by these presents do hereby transfer and convey unto, Darrell Jay Heavener and wife, Karen B. Heavener, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Tract No. 3 on the plan of Section 1, C&T Subdivision as of record in Book 5210, Page 207, Register's Office for Davidson County, Tennessee.

Said Tract No. 3 fronts 106 feet on the easterly side of Two Mile Pike and runs back 126.55 feet on the northerly line and 114.42 feet on the southerly line to a line in the rear measuring 106.69 feet thereon.

Being the same property conveyed to Thomas G. Kominos and wife, Annette H. Kominos, by Installment Deed from L.M. Clendenin and Frank R. Tinnon, of record in Book 5504, Page 408, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Darrell Jay Heavener and wife, Karen B. Heavener, their heirs and assigns, in fee simple forever.

AND WE DO COVENANT with the said Darrell Jay Heavener and wife, Karen B. Heavener, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said Darrell Jay Heavener and wife, Karen B. Heavener, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 14th day of August, 1998.

Thomas G. Kominos
Thomas G. Kominos

Annette H. Kominos
Annette H. Kominos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Thomas G. Kominos and Annette H. Kominos, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 14th day of August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

January 20, 1999

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$110,000.00*** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas G. Kominos
AFFIANT

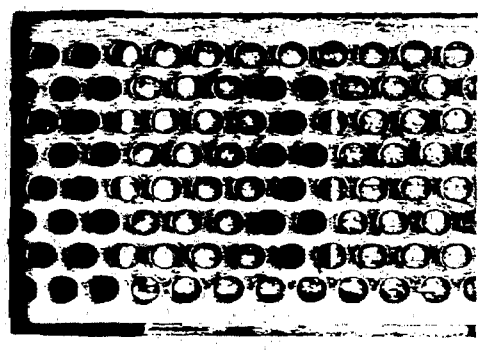
Subscribed and sworn to before me this the 14th day of August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

January 20, 1999

0481519
RECEIVED & REFERENCE
98 AUG 31 PM 12:38
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
4006 08/31 0101 03CHECK 418.00



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

RECEIVED OF _____

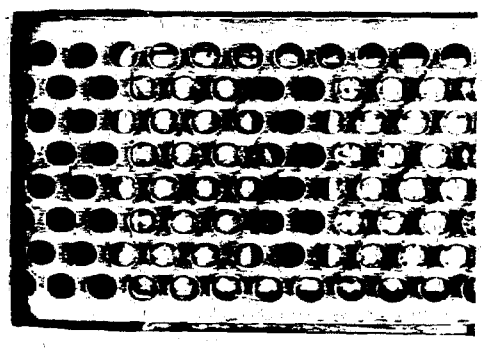
FOR _____

BOOK 11088 PAGE 597

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	110000.00
			CON TX	407.00
			PRFEE	1.00
			MDEED	8.00
			CFEE	2.00
			TOTAL	418.00
			CHECK	418.00
08/31/98	01	12:40	0001	4006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0481519
IDENTIF. ↑ REFERENCE

98 AUG 31 PM 12:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339466