**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 156,500.00

Affiant

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29th day of July 1999

Notary Public

My Commission Expires: 9-24-2001

BOOK 11597 PAGE 784

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| CHARLES A. HEFFERNAN<br>1514 Gartland Avenue<br>Nashville, Tennessee 37206 | TEMPLE-INLAND MORTGAGE<br>3001 Metro Drive<br>Bloomington, Minnesota 55425 | MAP 83-10<br>PARCEL 14 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY SIX THOUSAND FIVE HUNDRED AND NO/100---------- ($ 156,500.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, LYNN D. JACKSON AND ELAINA T. BURCH, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLES A. HEFFERNAN AND PAMELA E. RYAN, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship 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. 67 and the easterly 3 1/2 feet of Lot No. 68 on the Plan of the Subdivision of the A.V.S. Lindsley 29 acre tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Lynn D. Jackson and Elaina T. Burch, as joint tenants with rights of survivorship, by deed from Dale A. Needleman and wife, Karen A. Needleman, of record in Book 8194, page 945, Register's Office for Davidson County, Tennessee.

06184711
IDENTIF. + REFERENCE
99 JUL 30 PM 8:12
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1514 Gartland Avenue, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of S/D of A.V.S. Lindsley 29 acre tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of July, 19 99.

LYNN D. JACKSON

ELAINA T. BURCH

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MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LYNN D. JACKSON AND ELAINA T. BURCH, BOTH UNMARRIED, 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 this 29th day of July, 19 99.

My Commission Expires: September 29, 2001

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

9847 07/30 0101 03CHECK 590.05

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11597 PAGE 786

| | | | | | |
|---|---|---|---|---|---|
| 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 | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

061847.1
IDENTIF. ↑ REFERENCE

99 JUL 30 PM 8:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | | | |
|---|---|---|---|
| | | CAMT | |
| | | | 156500.00 |
| | | CON TX | 579.05 |
| | | PRFEE | 1.00 |
| | | WDEED | 8.00 |
| | | CFEE | 2.00 |
| | | TOTAL | 590.05 |
| | | CHECK | 590.05 |
| 07/30/99 | 01 | 20:17 | 0001 9847 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1498082