WARRANTY DEED

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES: 9/23/2000

(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

THIS INSTRUMENT WAS PREPARED BY

Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia A. Hazatone (NAME)	NEW OWNER (NAME)	155-08C-132
1308 Forrest Oaks Court N. (ADDRESS)	1308 Forrest Oaks Court N. (ADDRESS)	9D-80378
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (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, Marc C. Hefner and wife, Jennifer L. Hefner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claudia A. Hazatone

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:

Land in Davidson County, Tennessee, BEING Lot No. 132 on the Plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Marc C. Hefner and wife, Jennifer L. Hefner, by deed from Kathleen M. Kirt, unmarried, of record in Book 10939, page 534, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 6474, page 346; Book 6486, page 587; Book 6662, page 433; Book 6804, page 536; Book 6987, page 966; Book 7270, page 648; Book 7964, page 33 and Book 9472, page 824; Plan of record in Book 6900, pages 339 through 347, as amended in Book 7900, pages 888 and 889; all in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1308 Forrest Oaks Court North, Nashville, TN 37221 (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 25th day of August, 1999

Marc C. Hefner

Jennifer L. Hefner

08/26/99 0101 03CHECK 828.70

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc C. Hefner and wife, Jennifer L. Hefner

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 _____, Tennessee, this 25th day of August 1999.

Commission expires 8/4/2000

Molly M. Montanye
Notary Public

Molly M Montanye
My Commission CC574304
Expires Aug. 04, 2000

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 _____.

My commission expires _____

_____
Notary Public

0628781
IDENTIFICATION REFERENCE
PICK-UP
99 AUG 26 PM 1:29
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06287811

IDENTIF. & REFERENCE

99 AUG 26 PM 1:29

REGISTER
DAVIDSON CO. TN.

CAMT	221000.00
CON TX	817.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	828.70
CHECK	828.70

08/26/99 01 13:29 0001 0909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508993