STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Bill E. Hulan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill E. Hulan (NAME)	Duval Federal Savings (NAME)	86-7A
901 Moleah Court (STREET ADDRESS OR ROUTE NUMBER)	4019 Boulevard Center Drive (STREET ADDRESS)	#35
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Jacksonville, FL 32207 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Edward J. Madison, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill E. Hulan and wife, Betty McKamey Hulan

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. 35 on the Plan of Bret Ridge, of record in Plat Book 6900 at page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edward J. Madison, an unmarried person, by deed from Gemcraft Homes (Tennessee), Inc. a Tennessee Corporation, of record in Book 7335, Page 660, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7335, page 663, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

38969

IDENTIFICATION REFERENCE

JUN 6 1 45 PM '89

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 901 Moleah Court, Hermitage, TN 37076
(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 ~~his~~ hand this 1st day of June, 19 89

Edward J. Madison

Edward J. Madison

STATE OF TENNESSEE
Davidson County

BOOK 7858 PAGE 373

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Edward J. Madison, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 19 89.

Commission expires June 5, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed 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 _____, 19___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

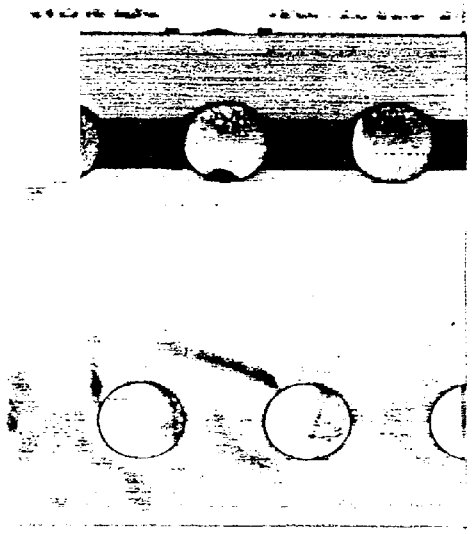
Edward J. Madison, unmarried

TO

Bill E. Hulan and wife, Betty McKamey Hulan

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

285



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7858 PAGE 374

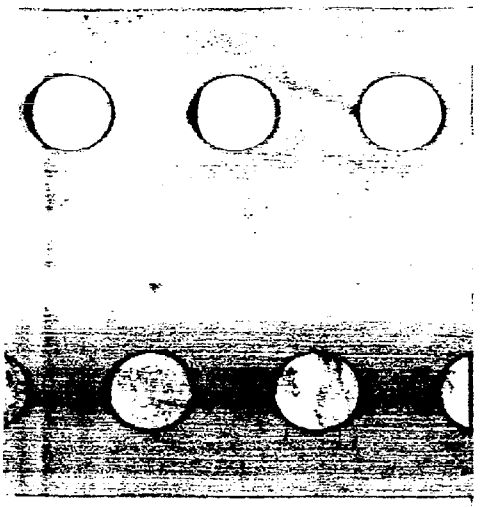
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 84900.00
CON TX 280.17
PRFEE 0.50
WDEED 6.00
TOTAL 286.67
CHECK 286.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/89 01 13:46 0001 2370



38969

IDENTIFICATION REFERENCE

JUN 6 1 45 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216729