File Box 43

BOOK 7883 PAGE 746

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,805.00

Douglas C. Eaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF June, 19 89.

Notary Public

MY COMMISSION EXPIRES 10-9-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Douglas C. Eaton et ux (NAME)	Dominion Bankshares Mortgage Corporation (NAME)	150-8
3637 Huntingboro Trail (STREET ADDRESS OR ROUTE NUMBER)	11350 Random Hills Rd. (STREET ADDRESS)	#135
Antioch, Tn. 37013 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22038 (CITY) (STATE) (ZIP)	2D-76739

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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas C. Eaton and his wife, Elizabeth L. Eaton

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. 447 on the Plan of Phase I, Somerset, formerly Towne Village of The Country, Section Six, of record in Plat Book 6900, Page 691, Register's Office for Davidson County, Tennessee.

SAID Lot No. 447 fronts 68.5 feet on the northwesterly margin of Huntingboro Trail and extends back 130.54 feet on the northwesterly line and 120 feet on the southeasterly line to a dead line in the rear measuring 69.31 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

47539

IDENTIFICATION REFERENCE

Jul 7 1 40 PM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TENNESSEE

3113 07/07 0101 03CHECK 326.44

This is improved (XX) unimproved ( ) property, known as 3637 Huntingboro Trail, (House Number) (Street) Antioch, Tn. 37013 (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 ti, 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 my hand this 28th day of June, 1989

Phillips Builders, Inc.
By: Jackie Shires, V.P.
Jackie Shires, Vice President

ATTEST:

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

County of Davidson Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Shires or proved to me upon the basis of satisfactory evidence ~~and~~ ~~XXXXXXXXXXXXXXX~~ with whom I am personally acquainted and who upon (their several oaths) acknowledged ~~XXXXXXX~~ (themselves) to be the Vice President ~~and~~ her oath ~~respectively~~ of the herself Phillips Builders, Inc. ~~and~~ the within named bargainor, a corporation, and that ~~XXXXX~~ (she) as such she Vice President ~~and~~ (they) ~~_____~~, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Shires as such Vice President ~~and attesting the same by the said as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 28th day of June, 19 89.

My commission expires 10-9-91

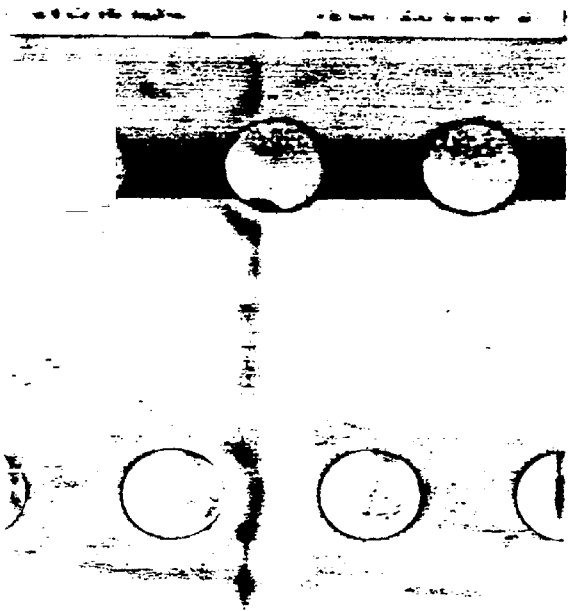
Notary Public

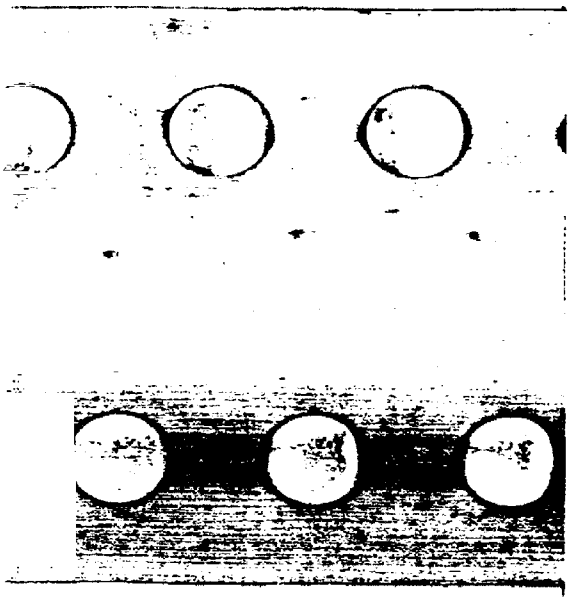
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Douglas C. Eaton
Elizabeth L. Eaton

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201





OFFICIAL RECEIPT

FELIX Z. WILSON, II
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 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	96805.00
CON TX	319.44
PRFEE	1.00
WDEED	6.00
TOTAL	326.44
CHECK	326.44

07/07/89 01 13:43 0001 3113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47539

IDENTIFICATION REFERENCE

Jul 7 1 41 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226824