THIS INSTRUMENT PREPARED BY:

DAVID J. WAYNICK, ATTORNEY AT LAW
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

mail

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NEW OWNER:

Charles Kent Eastman
537 Highland View Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:

MAP: 075-07-0
PARCEL: 233.00

FundAmerica Corporation
P.O. Box 353
Louisville, Kentucky 40201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I/We, Sherman J. Conner, Jr. and Sheryl W. Conner, husband and wife, the Grantor(s) have bargained and sold, and by these presents do hereby transfer and convey unto Charles Kent Eastman, unmarried, the Grantee(s), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of the addition to Rachel's Square, of record in Book 6250, page 80, of the Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.
>
> 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 oft FundAmerica Corporation of record in Book 7350, Page 63, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the grantees.
>
> Being the same property conveyed to Sherman J. Conner, Jr. and Sheryl W. Conner, husband and wife by Warranty Deed of record in Book 7350, Page 60, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> This is improved property commonly known as 537 Highland View Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee(s), Grantee's successors and assigns, forever.

AND Grantor(s) do covenant with the said Grantee(s) that Grantor(s)

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 set forth hereinabove.

AND Grantor(s) do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee(s), its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) have caused this Deed to be executed this 30th day of November, 1989.

Sherman J. Conner, Jr.

Sherman J. Conner, Jr.

Sheryl W. Conner

Sheryl W. Conner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 1989, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Sherman J. Conner, Jr. and Sheryl W. Conner, husband and wife, , 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 within instrument for the purposes therein contained.

Charlotte E. Rhodes

NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 3-3-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 67500.00

Affiant

Subscribed and sworn to before me this 30th day of November, 1989.

Andrew M. Cate

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires 11-21-92

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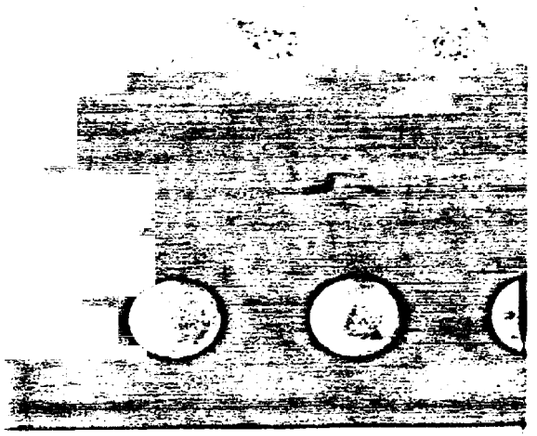
IDENTIF. TREFERENCE

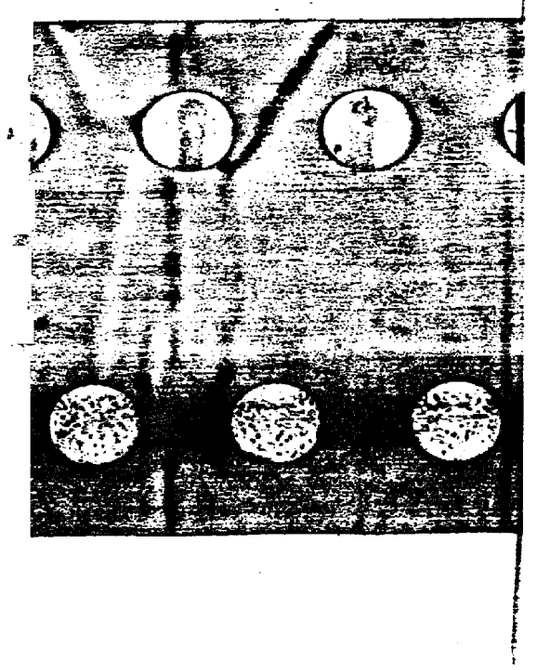
Dec 7 2 17 PM '89

FELIX A. ... DAVIDSON COUNTY TN.

2871 12/07 0101 DEDCHECK

229





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 67500.00
CON TX 222.75
PRFEE 1.00
WDEED 6.00
TOTAL 229.75
CHECK 229.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/07/89 01 14:15 0001 2871

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IDENTIF. TREFERENCE

DEC 7 2 17 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 274062