WARRANTY DEED BK/PG 9525:429

PREPARED BY:

C. Patterson Cron
Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $68,000.00.

Affiant

Sworn to and subscribed before me on this the 17th day of November 1994.

NOTARY PUBLIC
My Commission Expires: 5-28-95

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
DEAN M. EDEN and wife,
DEBORA J. EDEN
701 Marlin Pass
Madison, Tennessee 37115

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 52-16/104

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, RALPH L. LANGFORD and wife, BEVERLY F. LANGFORD and EARL W. FRANCIS, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto DEAN M. EDEN and wife, DEBORA J. EDEN, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 85 on the Map of Marlin Meadows, Section IV, of record in Book 2133, page 66, Register's Office for Davidson County, Tennessee.
>
> Lot No. 85 is described as beginning at a point in the southerly margin of Marlin Pass being the common corner of Lot Nos. 84 and 85; thence in a southerly direction along the line between Lots 84 and 85; 296 feet to a point; thence in a easterly direction of 85 feet to a point; thence in a northeasterly direction 171.7 feet to a point; thence in a northerly direction between Lot Nos. 85 and 86 170 feet to a point in the margin of Marlin Pass; thence in a westerly direction along said margin 200 feet to the point of beginning.
>
> Being the same property conveyed to Ralph L. Langford and wife, Beverly F. Langford and Earl W. Francis by deed from Janice M. Draper Lucas and husband, Dr. Sam Lucas of record in Book 5697, page 856, Register's Office for Davidson County, Tennessee.

This is improved property known as 701 Marlin Pass, Madison, Tennessee, 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1994 Davidson County taxes which are being prorated at closing and assumed by Grantees.

2) Plan of record in Plat Book 2133, pages 66 and 67, Register's Office for Davidson County, Tennessee.

And GRANTORS 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.

WITNESS our hands this the _____ day of _____, 1994.

Ralph L. Langford
RALPH L. LANGFORD

Beverly F. Langford
BEVERLY F. LANGFORD

Earl W. Francis
EARL W. FRANCIS

STATE OF California

COUNTY OF Los Angeles

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, EARL W. FRANCIS, the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Los Angeles (Torrance) ~~Tennessee~~, this the 15th day of November, 1994.

PH

PATRICIA L. HERNANDEZ
COMM. #993755
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires May 2, 1997

Patricia L Hernandez
NOTARY PUBLIC

My Commission Expires: May 02, 1997

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RALPH L. LANGFORD and wife, BEVERLY F. LANGFORD, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 17th day of November, 1994.

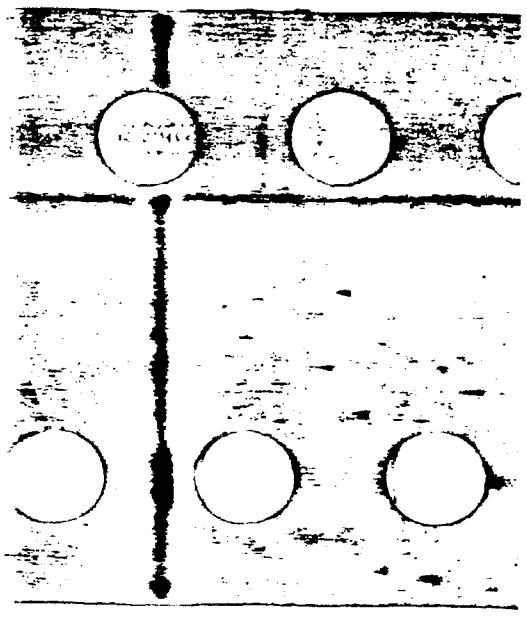
Charles P. Clary
NOTARY PUBLIC

My commission expires: 5-2-95

94 NOV 21 AM 11:15
DAVIDSON COUNTY, TN.
REGISTER

10594
IDENTIF. & REFERENCE

0101 OLD HICKORY
250.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

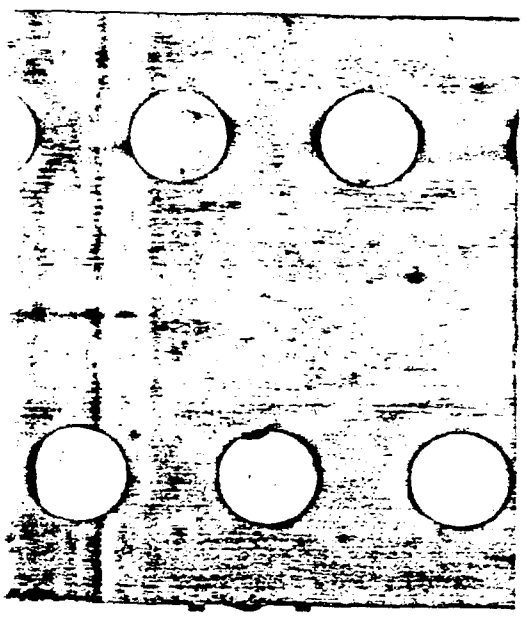
RECEIVED OF _____

FOR _____

BOOK 9525 PG 431

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



MAMT 68000.00
ERR CD
MAMT 68000.00-
CAMT 68000.00
CON TX 251.60
[illegible] 1.00
MTGD 8.00
TOTAL 260.60
CHECK 260.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/21/94 01 11:15 0001 5783

10594
IDENTIF. ↑ REFERENCE

94 NOV 21 AM 11:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 855840