SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9634 PG 950

ADDRESS NEW OWNER:
Angela Michelle Long and Howard Anthony Stevens
1000 Anita Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First American National Bank
First American Center
Nashville, Tennessee 37237

MAP AND PARCEL:
MAP
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Samuel Scott Eidson and wife, Rose A. Eidson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Angela Michelle Long and Howard Anthony Stevens, Tenants in Common with the Right of Survivorship, 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. 19 on the Plan of Section Two, The Knoll, of record in Book 2854, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Samuel Scott Eidson by deed from Donald Ray Cundall and wife, Judy Bowen Cundall, as of record in Book 5429, page 754, Register's Office for Davidson County, Tennessee.

This is improved property known as 1000 Anita Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. All matters as shown on the plan of record in Book 2854, page 66, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Angela Michelle Long and Howard Anthony Stevens, Tenants in Common with the Right of Survivorship, their heirs and assigns, forever; and we, Samuel Scott Eidson and wife, Rose A. Eidson, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of March, 1995.

Samuel Scott Eidson

Rose A. Eidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Samuel Scott Eidson and wife, Rose A. Eidson, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of March, 1995.

NOTARY PUBLIC
My Commission Expires: Nov 20 1996

95 APR -3 PM 1:41

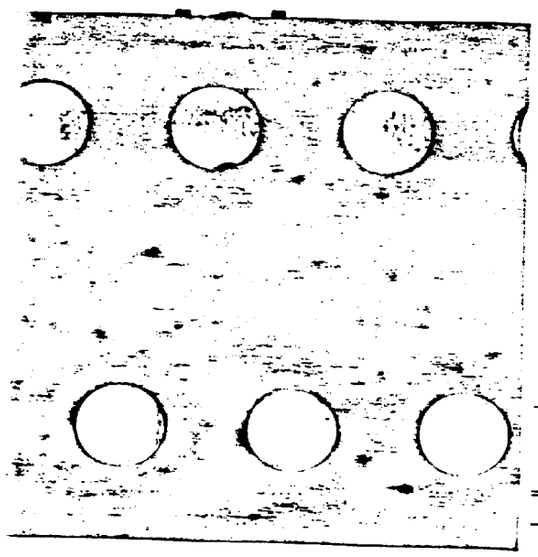
REGISTER

IDENTIFICATION REFERENCE

47866

02 04/03 1101 03CHECK

234.70



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

RECEIVED OF _____

FOR _____

BOOK 9634 PG 952

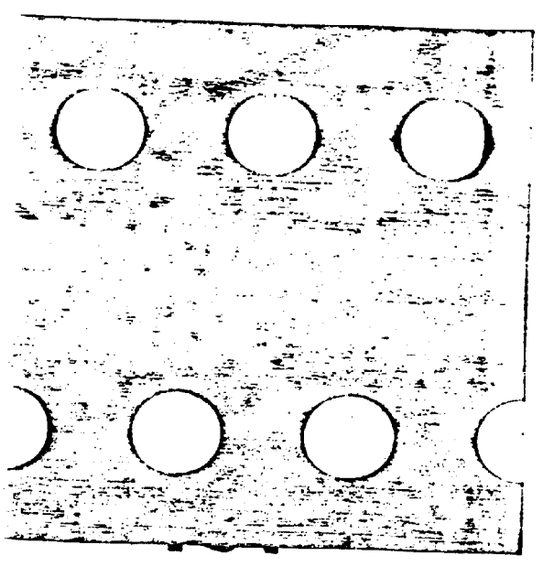
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61000.00
CON TX 225.70
PRFEE 1.00
WDEED 8.00
TOTAL 234.70
CHECK 234.70

04/03/95 01 13:40 0001 6832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



47866
IDENTIF. & REFERENCE

95 APR -3 PM 1:41
REGISTER
DAVIDSON COUNTY, TN.

No. 896362