THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $280,500.00. **AFFIANT** Subscribed and sworn to before me, this 17th day of April, 1995. Notary Public My Commission Expires:

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Tammy Lynn Easley 70 Ravenwood Hills Circle Nashville, TN 37215	SAME	131-06-0C-069.00CO 7DA 92643

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN DEESE EASTERLING, NOW DEPUE AND HUSBAND, ROY DEPUE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TAMMY LYNN EASLEY**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 108, as shown on the Revised Plat of Burton Hills Village of Ravenwood - Tract 20, of record in Book 6900, page 222, Register's Office for Davidson County, Tennessee, as revised in Book 6900, page 363, 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 Susan Deese Easterly by deed from Hancock Homes, Inc. of record in Book 7935, page 244, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Restrictions of record in Book 6326, page 588, Register's Office for said County.

3. Charter of Burton Hills Homeowners Association, Inc., dated March 5, 1985, of record in Book 6517, page 505, as amended in Book 6921, page 214, Register's Office for said County.

4. Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, Register's Office for said County.

5. Charter of Burton Hills Village of Ravenwood Association, Inc., dated April 1, 1987, of record in Book 7189, page 67, Register's Office for said County.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691 and Book 7146, page 188, Register's Office for Davidson County, Tennessee.

7. Sanitary sewer and/or storm drainage easement conveyed by deed from David Lipscomb College Foundation to Metropolitan Government of Nashville and Davidson County, dated February 27, 1964, of record in Book 3702, page 250, Register's Office for said County.

8. Matters shown on the Plan of record in Book 6250, page 978, Register's Office for said County, and of record in Book 6900, page 222 and Book 6900, page 363, Register's Office for said County.

9. Declaration of Covenants, Conditions and Restrictions, Burton Hills Village of Ravenwood, of record in Book 7071, page 460 and Book 8967, page 719, Register's Office for said County.

10. Agreement by and between Burton Hills Properties, a general partnership and the Nashville Davidson County Metropolitan Planning Commission, of record in Book 6470, page 383; Book 7147, page 411 and Book 7147, page 416, Register's Office for said County.

11. Maximum Square Footage Allocations of record in Book 7147, page 421, Register's Office for said County.

12. Subject to rights of others in and to the common areas/elements.

13. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, by instruments dated February 3, 1988, of record in Book 7461, page 880; Book 7461, page 884; Book 7461, page 888; Book 7461, page 929; Book 7461, page 934 and Book 7461, page 939, Register's Office for Davidson County, Tennessee.

This is improved property known as 70 Ravenwood Hills Circle, Nashville, TN 37215..

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 our hands this 17th day of April, 1995.

Susan Deese Easterling DePue

Susan Deese Easterling DePue

Roy DePue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN DEESE EASTERLING DEPUE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this17th day of April, 1995.

Clarlene E. Hugener
Notary Public

My Commission Expires: [illegible]

CLARLENE E. HUGENER NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROY DEPUE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this17th day of April, 1995.

Clarlene E Hugener
Notary Public

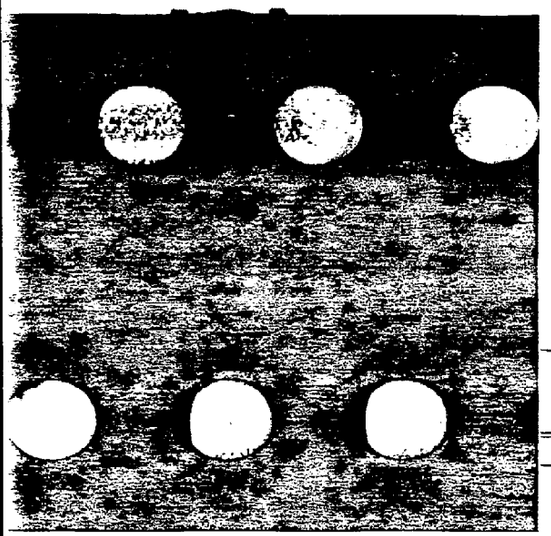
My Commission Expires: _____

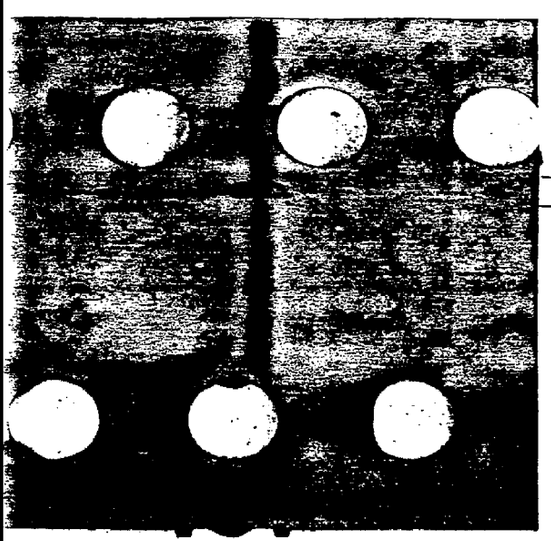
CLARLENE E. HUGENER NOTARY PUBLIC AT LARGE

52216
IDENTIFICATION REFERENCE

95 APR 17 PM 3:37
REGISTER
DAVIDSON COUNTY, TN.

$551.47 TAX 0.00 TOTAL 47.40 CHECK 1050-95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9647 PG 171

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 280500.00
CON TX 1037.85
PRFEE 1.00
WDEED 12.00
TOTAL 1050.85
CHECK 1050.85

04/17/95 01 15:37 0001 1551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52216
IDENTIF. # REFERENCE

95 APR 17 PM 3:3
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 901030