MAP 128

PAR. 3, 4, 5, 6, 7, 29

This Instrument Prepared by and
Return to:
Elizabeth Marston-Moore, Esq.
Martin, Tate, Morrow & Marston, P.C.
22 North Front Street, Suite 1100
Memphis, TN 38103-1182

BOOK 9680 PG 882

MAIL ENV.

IDENTIF. & REFERENCE

00063777

WARRANTY DEED

THIS INDENTURE, made and entered into this 17 day of May, 1995, by and between THOMAS L. HEARN and L. PATRICK SANDLIN (whether one or more, "Grantor") and BENJAMIN T. ANDERSON, TRUSTEE under that certain Redemption Trust Agreement I dated May 17, , 1995 (whether one or more, "Grantee").

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

> BEING Lot Nos. 3, 4, 5, 6, 7 and 29 of Cedar Forest Subdivision, First Revision of record in Book 6900, Page 383 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Grantor by deed from Hilda P. Prescott of record in Book 7973, Page 73 of the aforesaid Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, his successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unemcumbered except restrictive covenants of record at Book 6805, Page 253; Book 6925, Page 751; Book 6925, Page 771; Book 7163, Page 686; and such easements and setback lines of record in Book 6900, Page 383 of the aforesaid Register's Office; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Deborah A. Hearn and Jane S. Sandlin join in the execution of this instrument for the sole purpose of conveying whatever marital rights they may have in the subject property.

WITNESS the signature of Grantor the day and year first above written.

L. PATRICK SANDLIN

THOMAS L. HEARN

JANE S. SANDLIN

DEBORAH A. HEARN

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, L. Patrick Sandlin and Jane S. Sandlin, the within named 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.

WITNESS my hand and notarial seal at office this 17 day of May, 1995.

NOTARY PUBLIC

My commission expires:

SEAL
L. DON CAMPBELL, JR.
NOTARY PUBLIC
SHELBY COUNTY, TENNESSEE
My Commission Expires Feb. 10, 1997

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said state and county, duly commissioned and qualified, Thomas L. Hearn and Deborah A. Hearn, the within named 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.

WITNESS my hand and notarial seal at office this 16th day of May, 1995.

NOTARY PUBLIC

My commission expires:

3/23/96

4371 05/25 0101 03CHERK 457.00

* * * * * * * * * * * * *

RECORDING DATA ONLY

Property Address:

Lot Nos. 3, 4, 5, 6, 7 and 29
Cedar Forest Subdivision
Nashville, TN

Name and Address of the Property Owner:

Benjamin T. Anderson, Trustee

3223 Claiborne Farm Cove
Germantown, Tenn, 38138

Name and Address of the Person or Entity Responsible for Payment of the Real Property Taxes:

Benjamin T. Anderson, Trustee

3223 Claiborne Farm Cove
Germantown, TN 38138

Tax Parcel Identification No.

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this property transaction or value of the property transferred, whichever is greater, is $ 120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin T. Anderson, Trustee
AFFIANT

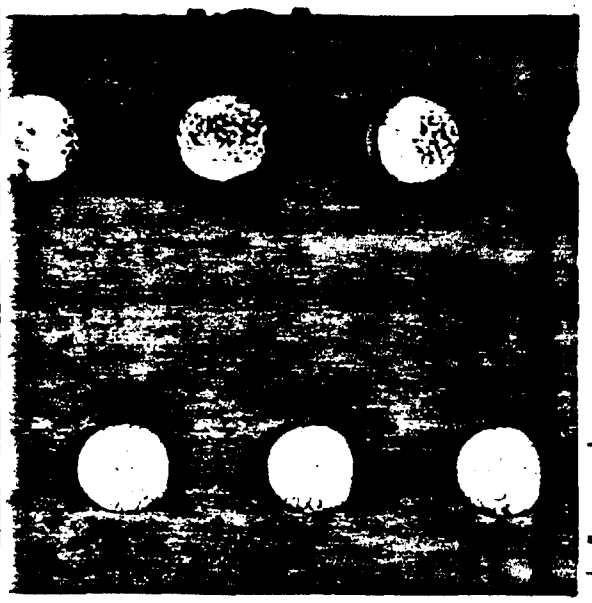
Subscribed and sworn to before me this 16 day of May, 1995.

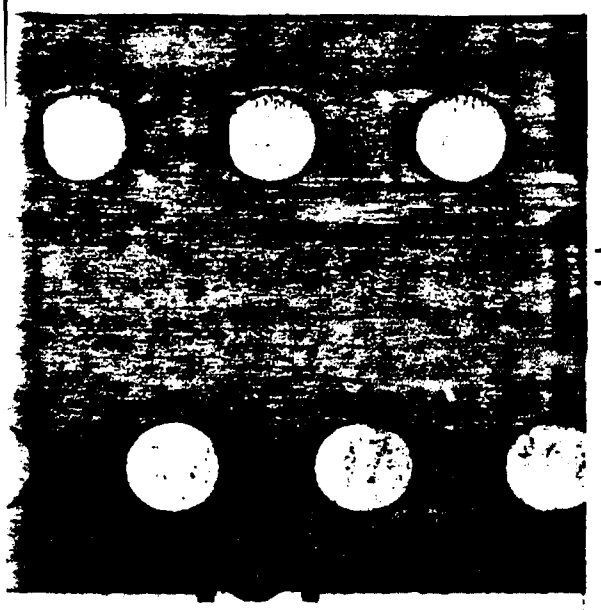
NOTARY PUBLIC

My commission expires:

SEAL
L. DON CAMPBELL, JR.
NOTARY PUBLIC
SHELBY COUNTY, TENNESSEE
My Commission Expires Feb. 10, 1997

/cmc/sandlin.dee/lw





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9680 PG 885

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
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 12.00
TOTAL 457.00
CHECK 457.00
05/25/95 01 09:55 0001 4371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00063777
IDENTIF. ↑ REFERENCE

95 MAY 25 AM 9:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913706