BOOK 9685 PG 037

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-4338

MAP/GROUP/PARCEL
033-08-0/080.00

NEW OWNER'S NAME AND ADDRESS:
Samuel Troy & Carol E. Deason
126 Hardaway Drive
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
Southeastern Mortgage of Tennessee, Inc.
565 Marriott Drive, Suite 250
Nashville, Tennessee 37214

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Richard B. Halfacre and Cathie E. Broyles, now known as Cathie E. Halfacre, hereinafter called Grantors, do hereby transfer and convey unto Samuel Troy Deason and wife, Carol E. Deason, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 319 on the Plan of Gatewood, Section II, as of record in Book 3700, pages 144 and 145, Register's Office for Davidson County, Tennessee.

SAID Lot No. 319 fronts 75 feet on the easterly side of Hardaway Drive, and runs back between parallel lines, 220.1 feet to a dead line.

BEING the same property conveyed to grantors herein by deed of record in Book 5519, Page 618, Register's Office for Davidson County, Tennessee.

Cathie E. Broyles and Cathie E. Halfacre are one in the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Richard B. Halfacre

Cathie E. Halfacre

95 MAY 31 PM 12:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
00653387

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Richard B. Halfacre and Cathie E. Broyles (now known as Cathie E. Halfacre), with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of May, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $82,500.00.

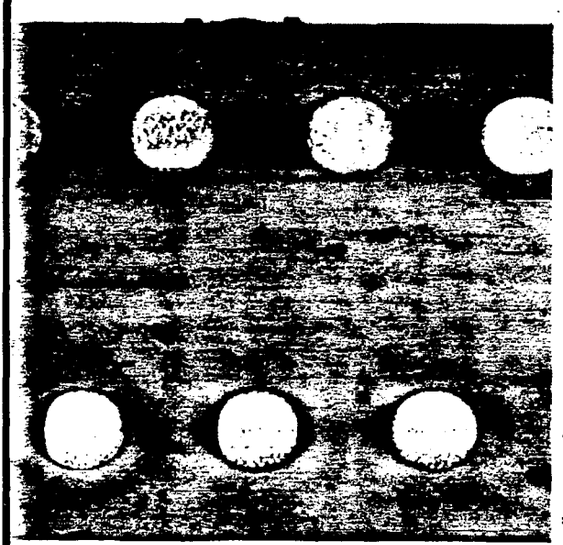
AFFIANT

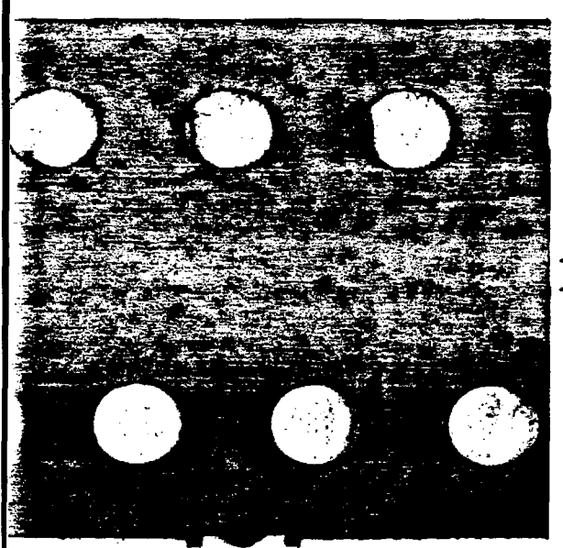
Sworn to and subscribed before me, this the 24th day of May, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98

6105 05/31 0101 03CHECK 314.25





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

RECEIVED OF _____

FOR _____

BOOK 9685 PG 939

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 82500.00
CON TX 305.25
PRFEE 1.00
MISC 8.00
TOTAL 314.25
CHECK 314.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/95 01 12:22 0001 6105

0065387
IDENTIF. ↑ REFERENCE

95 MAY 31 PM 12:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915421