Map & Parcel 128-03-0-A 029.00 CO

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union National Bank Bldg.
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:
New Owner

PICK-UP

95 JUL 28 PM 3:16
REGISTER
DAVIDSON CO. TN.

00033589

New Owner:

G. Steven Hulen, individually
and d/b/a Steve Hulen Construction
Co., and Janice Hulen
P. O. Box 210673
Nashville, Tennessee 37221

Mortgagee:

First Union National Bank of Tennessee
198 East Main Street
Franklin, Tennessee 37064

BOOK 9743 PG 952

6070 07/28 0101 03CHECK 88.55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Benjamin T. Anderson, Trustee under that Redemption Trust Agreement I dated May 17, 1995, Grantor, have bargained and sold and by these presents do transfer and convey unto G. Steven Hulen individually and d/b/a Steve Hulen Construction Co., and wife, Janice Hulen, Grantees, their heirs and assigns, the property described as follows:

A certain tract or parcel of land lying and being located in Davidson County, Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29, Cedar Forest, First Revision, of record in Book 6900, page 383, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin T. Anderson, Trustee under that certain Redemption Trust Agreement I dated May 17, 1995 of record in Book 9680, page 882, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows: (1) Restrictions of record in Book 6805, page 253, Book 6925, page 751, Book 6925, page 771, Register's Office for Davidson County, Tennessee, and amended in Book 7163, page 686, said Register's Office; (2) All matters contained on the Plan of record in Plat Book 6900, page 383, Register's Office for Davidson County, Tennessee; (3) 1995 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND I DO FURTHER COVENANT and bind myself my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 20 day of July, 1995.

Benjamin T. Anderson, Trustee under that Redemption Trust Agreement I dated May 17, 1995

STATE OF Tennessee)
)
COUNTY OF Shelby)

BOOK 9743 PG 953

Personally appeared before me, the undersigned, a Notary Public of said County, Benjamin T. Anderson, Trustee under that Redemption Trust Agreement I dated May 17, 1995, the within named bargainor, 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, this 20th day of July, 1995.

Angela L Mackie
NOTARY PUBLIC

My Commission Expires: 1/14/98

STATE OF Tennessee)
)
COUNTY OF Williamson)

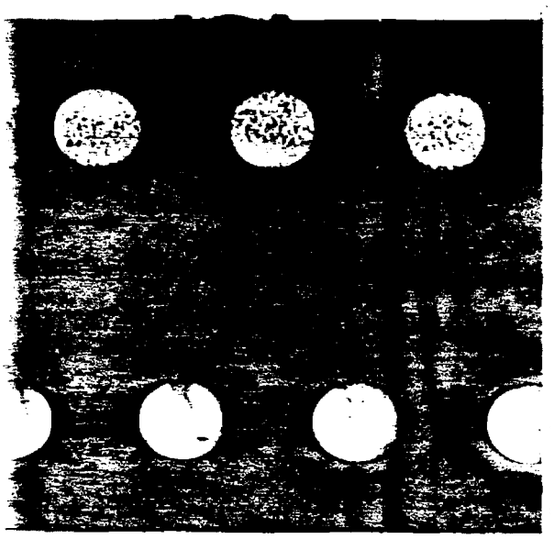
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Twenty one thousand five hundred and no/100 dollars ($21,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X
AFFIANT

Sworn to and subscribed before me this 20 day of July, 1995.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 6/23/98



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

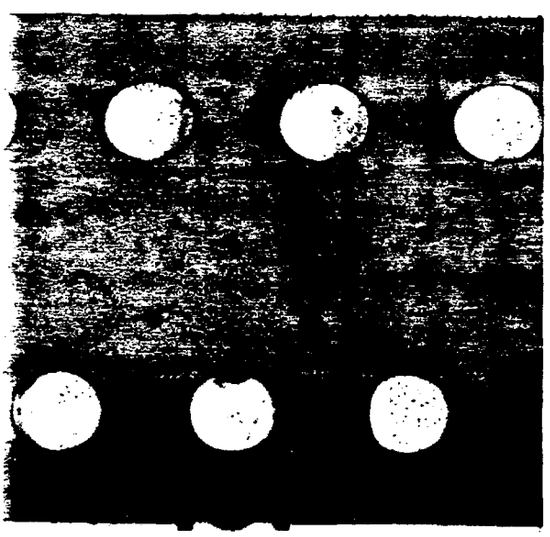
RECEIVED OF _____

FOR _____

BOOK 9743 PG 954

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	21500.00
CON TX	79.55
PRFEE	1.00
MTEED	8.00
TOTAL	88.55
CHECK	88.55

07/28/95 01 15:17 0001 6070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0083589
IDENTIF. # REFERENCE

95 JUL 28 PM 3:16
REGISTER
COUNTY, TN.

No. 935125