0085282

IDENTIFICATION REFERENCE
MAIL ENV.

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

95 AUG -2 PM 1:52
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:

MICHAEL H. EATON AND WIFE,
MARSHA P. EATON
8229 LUREE LANE
HERMITAGE, TN 37076

MAP/PARCEL NUMBER:

MAP 75-10, PARCEL 62

BOOK 9749 PG 714

SEND TAX BILLS TO:

SOUTHEASTERN MORTGAGE OF TENNESSEE, INC.
565 MARRIOTT DRIVE, STE. 250
NASHVILLE, TN 37214

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $89,900.00.

Michael H. Eat
AFFIANT

Subscribed and sworn to me, this the 31 day of JULY, 1995.

DENISE C. ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

Denise C. Allison
Notary Public
My Commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, HENRY FRANK SADLER AND WIFE, RHONDA D. SADLER, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said MICHAEL H. EATON AND WIFE, MARSHA P. EATON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 8229 LUREE LANE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this _____ day of JULY, 1995.

HENRY FRANK SADLER

RHONDA D. SADLER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY FRANK SADLER AND WIFE, RHONDA D. SADLER, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 31 day of JULY, 1995.

notary public

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TENNESSEE

EXHIBIT 'A'

Lot 85, Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's Office, Davidson County, Tennessee.

Said Lot 85 fronts 80 feet on the west side of Luree Lane and extends back between parallel lines 143.7 feet to a dead line.

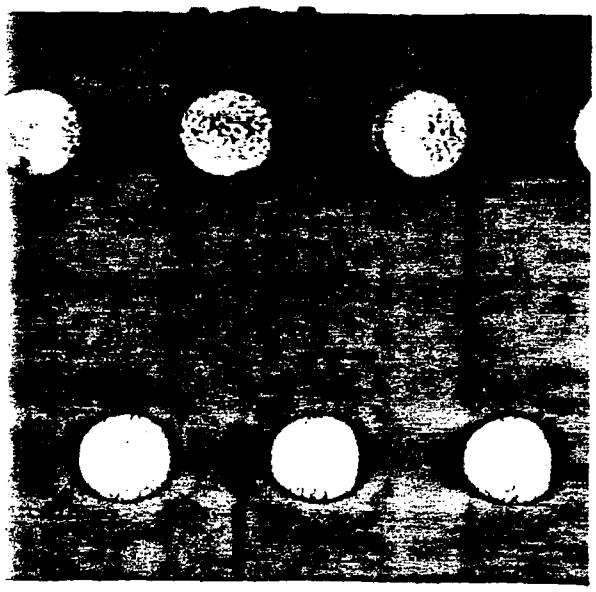
Being the same property conveyed to Henry Frank Sadler and wife, Rhonda D. Sadler, by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, dated Marcch 14, 1995, and recorded by mistake in Wilson County in Book 440, page 475, and subsequently recorded in the Register's Office for Davidson County, in Book 9730, page 19, on July 13, 1995.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 3300, pages 70 and 71, said Register's Office, including but not limited to a 30-foot minimum building setback line from Luree Land and a 10-foot public utility easement along the rear line of said lot, and any and all notes as shown thereon.

7893 08/02 0101 03CHECK 345.63



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

RECEIVED OF _____

FOR _____

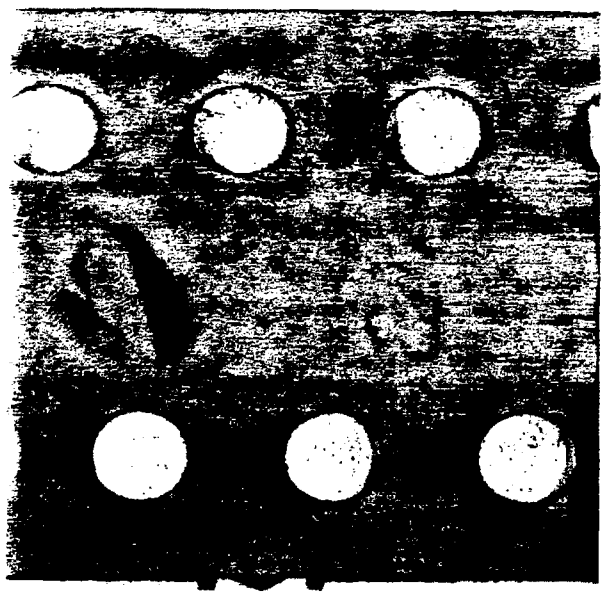
BOOK 9749 PG 717

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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 12.00
TOTAL 345.63
CHECK 345.63

08/02/95 01 13:56 0001 7893



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085282
IDENTIF. ↑ REFERENCE

95 AUG -2 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936925