WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 96
Notary Public
MY COMMISSION EXPIRES: 11/25/2000
(AFFIX SEAL)

TAMMY K. GIBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony S. Eaves (NAME)	Southeastern Mortgage (NAME)	98-5
608 Oak Harbor Cove (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	64
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	4D16216

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jeffrey D. Horvath and wife, Kathy A. Horvath

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony S. Eaves, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 182, Section 9, Lake Park, as recorded in Book 4955, Page 38, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jeffrey D. Horvath and wife, Kathy A. Horvath by deed from Van, Waters & Rogers, Inc. of record in Book 7783, Page 249, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5086, Page 976, said Register's Office.

This conveyance is subject to public utility and drainage easements, sewer line, utility anchor easement and minimum building setback line of record in Book 4955, Page 38, said Register's Office.

unimproved ( )
This is improved (X) property, known as 608 Oak Harbor Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons 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 hand s this 17th day of December 19 96

Jeffrey D. Horvath

Kathy A. Horvath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Jeffrey D. Horvath and wife, Kathy A. Horvath

the bargainor(s), 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 official seal at Nashville, Tennessee, this 17th day of December, 1996.

Commission expires 11/25/2000

Tammy K. Gibb
Notary Public

TAMMY K GIBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

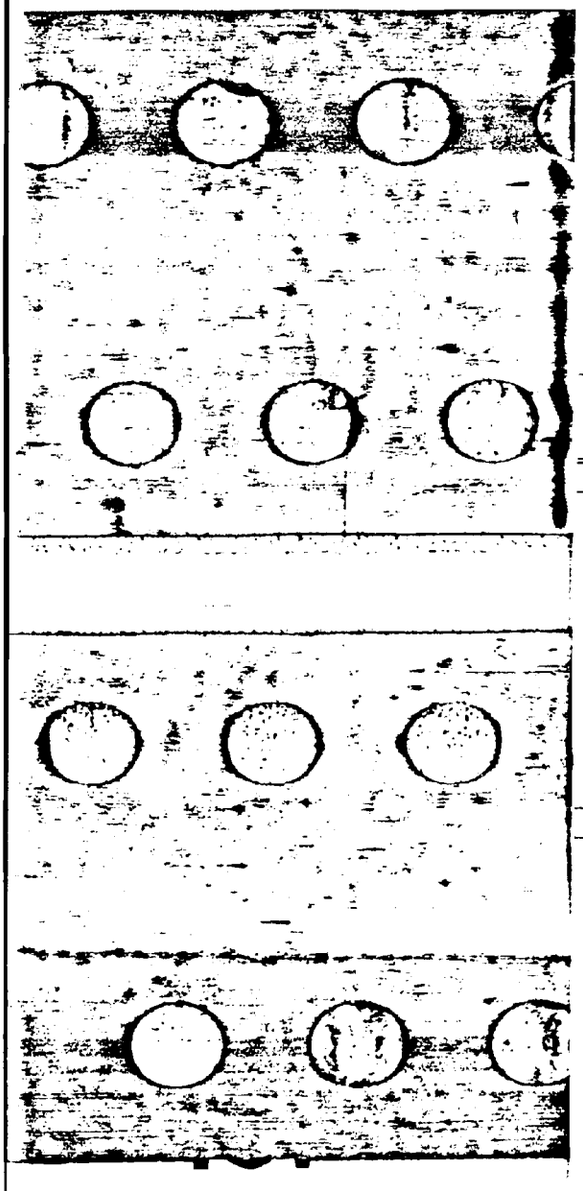
My commission expires _____

_____
Notary Public

0257358
IDENTIF. & REFERENCE

96 DEC 19 AM 10:19
DAVIDSON COUNTY, TN.

7391 12/19 0101 03CHECK 410.45



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10295 PG 594

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 108500.00
CON TX 401.45
PRFEE 1.00
WDEED 8.00
TOTAL 410.45
CHECK 410.45

12/19/96 01 10:19 0001 7391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257358
IDENTIF. # REFERENCE

96 DEC 19 AM 11:19
REGISTER
DAVIDSON COUNTY, TN.

No. 1099980