BK/ 10957 PG 394

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 19 98

Notary Public Bertie Jo Whitaker

MY COMMISSION EXPIRES 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly J. Eddins (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	MAP 72-12
1815 Stratford Avenue (ADDRESS)	P. O. BOX 305110, 7TH FLOOR (ADDRESS)	PARCEL 281
Nashville, TN 37216 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (CITY) (STATE) (ZIP)	15DZ-54530

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, Herbert E. Dean and wife, Dorothy L. Dean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly J. Eddins, 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:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Upland Drive, the common corner of Lots 151 and 152; thence with the line between said lots, northwardly 145.71 feet to a point; thence westwardly 155.89 feet to a point in the easterly margin of Stratford Avenue; thence with the margin of the same, southwardly 120 feet to a point, the beginning of a curve; thence southeastwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the northerly margin of Upland Drive; thence eastwardly with the margin of the same, 136 feet to the point of beginning.

Being the same property conveyed to Herbert E. Dean and wife, Dorothy L. Dean by deed from J. B. Harris and wife, Hazel W. Harris, of record in Book 4529, Page 649, Register's Office for Davidson County, Tennessee.

98 JUN -2 PM 2:26

0444912

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 1815 Stratford Avenue, Nashville, TN 37216
(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 28th day of May 19 98

Herbert E. Dean

Dorothy L. Dean

BOOK 10957 PG 395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert E. Dean and wife, Dorothy L. Dean

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 Goodlettsville, Tennessee, this 28th day of May, 1998.

Commission expires 11-2-1999

Notary Public Bertie Jo Whitaker

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 _____.

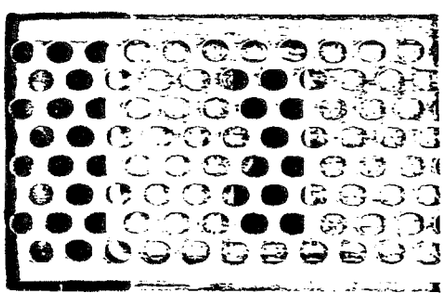
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

4729 06/02 0101 03CHECK 367.00

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



RECEIVED OF _____

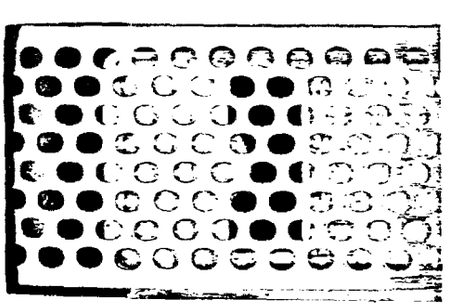
FOR _____

BOOK 10957 PG 396

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 97000.00
				CON TX 358.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 367.90
				CHECK 367.90
			06/02/98 01	14:28 0001 4729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0444912
IDENTIFICATION REFERENCE

98 JUN -2 PM 2:26

No. 1300361