THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 11090 PAGE 742

ADDRESS NEW OWNER:
Ivy Starks
705 Hayling Court
Hermitage, Tennessee 37076

MORTGAGEE:
Beverly A. Eaves
159 Weeping Elm Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 64-16-C
Parcel 48.00
Field Book #: 4D-93741

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Beverly A. Eaves, Unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ivy Starks, 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. 86 on the Plan of Wembley Downs, of record in Book 7900, page 363, said Register's Office.

Said Lot No. 86 fronts 34.02 feet on the westerly margin of Hayling Court and extends back 102.16 feet on the southerly line and 105.92 feet on the northerly line to a dead line in the rear measuring 45.83 feet thereon.

Being the same property conveyed to Beverly A. Eaves, by virtue of a deed from Phillips Builders, Inc., as of record in Book 8717, page 750, Register's Office for Wilson County, Tennessee.

98 SEP -1 AM 9:33
FELIX Z. BRASFIELD, REGISTER
DAVIDSON COUNTY, TN.

0482049
IDENTIFICATION REFERENCE
MAIL ENV.

This is improved property known as 705 Hayling Court, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 8304, page 623; Book 8447, page 633; Book 8587, page 268; Book 8646, page 529; and in Book 8797, page 915, and easements, covenants and conditions as shown on the Plan of record in Book 7900, page 363, Register's Office for Wilson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 28th day of August, 1998.

Beverly A. Eaves
BEVERLY A. EAVES

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BEVERLY A. EAVES, Unmarried,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of August, 1998.

Michele M. Cooper
NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: March 22, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$109,000.00.**

Day Starks
AFFIANT

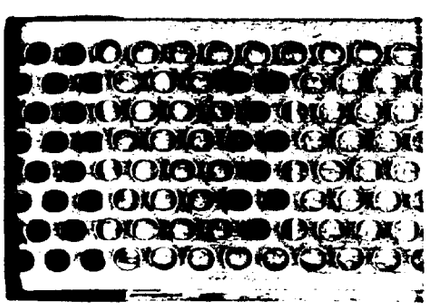
Subscribed and sworn to before me
this 28th day of August, 1998.

Michele M. Cooper
NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: March 22, 2001

4559 09/01 0101 03CHECK 414.30



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

RECEIVED OF _____

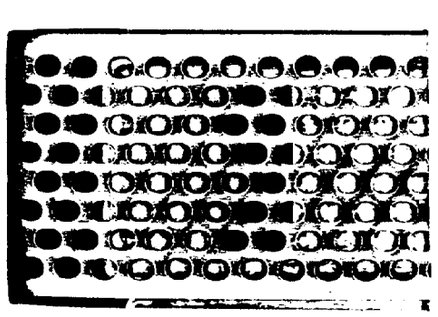
FOR _____

BOOK 11090 PAGE 744

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	
				109000.00
			CON TX	403.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	414.30
			CHECK	414.30
09/01/98	01		09:34 0001	4559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0482049
IDENTIF. # REFERENCE

98 SEP -1 AM 9:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1340011