WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANNY T. EATON	FT MORTGAGE COMPANIES D/B/A SUNBELT	MAP 42-10
(NAME)	(NAME)	
108 PORT DRIVE	2974 LBJ FREEWAY, SUITE 200	PARCEL 10
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	DALLAS, TX 75234	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, HEIR AT LAW OF CHARLES RALPH PHIPPS being WENDALL RAY PHIPPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY T. EATON AND WIFE, MELANIE L. EATON

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:

Situated in Davidson County, Tennessee, being Lot No. 34 on the Plan of Sherry Heights, Section II of record in Book 2331, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Charles Ralph Phipps and wife, Juanita Joyce Phipps by deed record in Book 3928, page 823, Register's Office for Davidson County, Tennessee; the said Juanita Joyce Phipps having predeceased Charles Ralph Phipps and the said Charles Ralph Phipps having since died leaving as his sole heir at law his son, Wendall Ray Phipps.

This is not the principal residence of the Grantor.

FILED
99 MAR 22 PM 1:35
REGISTER'S OFFICE

0364102
IDENTIFICATION REFERENCE

17c4 03/22 0101 03CHECK 344.00

unimproved ( )
This is improved (X) property, known as 108 PORT DRIVE, MADISON, TN 37115
(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 my hand this 18th day of March 19 99

WENDALL RAY PHIPPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11394 PG. 51

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HEIR AT LAW OF CHARLES RALPH PHIPPS being WENDALL RAY PHIPPS

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 8th day of March, 19 99.

Commission expires March 23, 2002

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Aaron Adams
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11394 PG. 52

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05641102

ILLEGIBLE A REFERENCE

99 MAR 22 PM 1:35

REGISTER
DAVIDSON CO. TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

03/22/99 01 13:34 0001 1764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440862