Davidson County DEEDWARR
Recvd: 06/02/05 12:17 2 pgs
Fees:13.00 Taxes:634.55

20050602-0062428

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of May, 2005

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carmen Burkes	Option One Mortgage	Map 86
3456 Parkwood Court	22630 Davis Dr., Ste. 300	Group 14-0-B
Hermitage, TN 37076	Sterling, VA 20164	Parcel 126 CO

FOR AND IN 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

Steve Eagon and wife, Elizabeth E. Eagon

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Carmen Burkes

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 No. 76 on the Final Plat of Fleetwood Subdivision, Section Two, being a Planned Unit Development, of record in Plat Book 6900, pages 738 and 739, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven Eaton and wife, Elizabeth E. Eagon, by Warranty Deed dated April 30, 1999, of record in Book 11461, page 909, said Register's Office.

This conveyance is subject to: (1) 2005 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Plat Book 6900, pages 738 and 739, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7170, page 987, Book 7628, page 6, Book 7940, page 565, and Book 7171, page 4, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3456 Parkwood Court, Hermitage, TN 37076

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 26th day of May, 2005.

Steve Eagon

Elizabeth E. Eagon

Elizabeth E. Eagon

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 Steven Eagon and Elizabeth E. Eagon, 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 26th day of May, 2005.

My Commission Expires: 1-22-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.