mail

This Instrument Prepared By:

THOMAS I. BOTTORFF
Attorney at Law
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
M/M John S. Trowbridge 901 Woods Lake Drive Madison, TN 37115	Bowest Corporation P. O. Box 85101 San Diego, CA 92186-9935	42-3-2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $78,500.00.

John S. Trowbridge
Affiant

Subscribed and sworn to before me this 17th day of June, 1991.

M. L. Hickerson
Notary Public

My Commission Expires: 10-5-93

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and the assumption of a Deed of Trust of record in Book 7195, page 479, re-recorded in Book 7259, page 151, Register's Office, Davidson County, Tennessee, JAMES E. ELDRIDGE, JR. AND WIFE DEBORAH K. ELDRIDGE (hereinafter "Grantor") have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto JOHN S. TROWBRIDGE AND WIFE CHRISTINE A. TROWBRIDGE (hereinafter "Grantee"), their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Being Lot No. 1 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 107, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James E. Eldridge, Jr. and wife Deborah K. Eldridge by Warranty Deed from Buster Forkum and wife Dorothy R. Forkum of record in Book 7195, page 476, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1991 real property taxes.

2. Deed of Trust from James E. Eldridge, Jr. and wife Deborah K. Eldridge to Stephen R. Joselyn, Trustee, of record in Book 7195, Page 479, re-recorded in Book 7259, page 151, Register's Office, Davidson County, Tennessee, to secure to CityFed Mortgage Company the payment of a promissory note dated March 31, 1987, in the original principal amount of $84,300.00; said Deed of Trust was assigned to City Federal Savings Bank by instrument of record in Book 7195, page 484, Register's Office, Davidson County, Tennessee.

3. Those matters which may be shown on the Map of record in Book 2663, page 107, Register's Office, Davidson County, Tennessee.

4. Restrictive covenants of record in Book 2859, page 584, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns forever.

AND Grantor does covenant with the said Grantee they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said land to Grantee, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of June, 1991.

James E. Eldridge Jr.
JAMES E. ELDRIDGE, JR.

Deborah K Eldridge
DEBORAH K. ELDRIDGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JAMES E. ELDRIDGE, JR. AND WIFE DEBORAH K. ELDRIDGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 17th day of June, 1991.

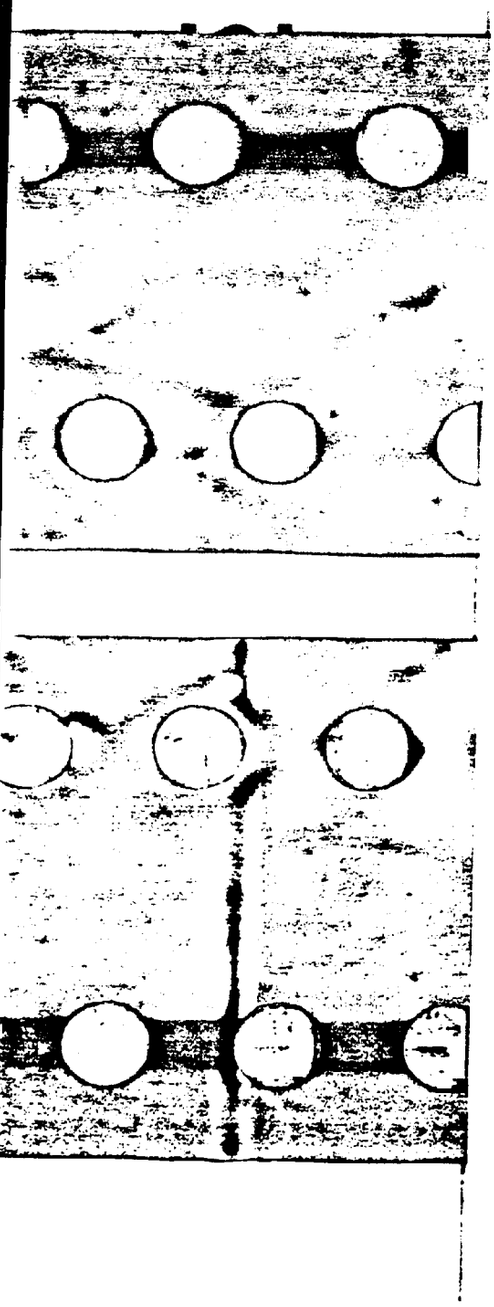
M. Blackwell
Notary Public

My Commission Expires: 10-5-93

23002

Jun 18 10 09 AM '91

4761 06/18 0101 03CHECK 266.05



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8376 PAGE 599

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	78500.00
COTX	259.05
PRFEE	1.00
WDEED	6.00
TOTAL	266.05
CHECK	266.05

06/18/91 01 10:13 0001 4761

23062

TENNESSEE REFERENCE

JUN 18 10 10 AM '91

No. 431791