STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,100.00

Affiant

My Commission Expires: 5-23-98

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 1994.

Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
~~Lawrence P. Podlewski~~ ~~1221 Idlewild Drive~~ ~~Madison, TN 37115~~ PATRICK JAY ECKERT P.O. Box 292-742 NASH. TN 37229	First Interstate Mortgage 1200 West 7th St., 2nd Floor Los Angeles, CA 90017	52-5A-228

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of trust payable to the order of Capitol Mortgage Corporation in the original principal amount of $63,630.00, of record in Book 6945, page 218, Register's Office, Davidson County, Tennessee, which the Grantees herein agree to assume and pay in full and hold Grantors harmless from same,

We, **CHARLES E. RHOTEN and wife, CAROLE F. RHOTEN**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said PATRICK JAY ECKERT (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Idlewild Subdivision, of record in Book 6250, page 563, 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 Charles E. Rhoten and wife, Carole F. Rhoten, by deed from James L. Franklin and wife, Sandra E. Franklin, of record in Book 9510, page 963, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 1221 Idlewild Drive, Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular 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 the 30rd day of November, 1994.

Charles E Rhoten
CHARLES E. RHOTEN, Grantor

~~LAWRENCE J. FAULKENBACH, Grantee~~

Carole F. Rhoten
CAROLE F. RHOTEN, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Charles E. Rhoten and wife, Carole F. Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the ~~23rd~~ 30th day of November, 1994.

Nancy W. Hunter
NOTARY PUBLIC

NANCY W. HUNTER NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Lawrence J. Faulkenbach, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23rd day of November, 1994.

NOTARY PUBLIC

My Commission Expires:

253.57 12/06 0101 03CHECK 253.57

94 DEC -6 AM 11:57

DAVIDSON COUNTY, TN.

14998

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9539 PG 359

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	66100.00
CON TX	244.57
PRFEE	1.00
WDEED	8.00
TOTAL	253.57
CHECK	253.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 53 2001 0575

14998

IDENTIF. & REFERENCE

94 DEC -6 AM 11:57

REGISTER
DAVIDSON CO. TN.

No. 860574