BOOK 9653 PG 732

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 19 95

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty B. Eldridge	First Trust Mortgage Company	163-11-0-C
(NAME)	(NAME)	
539 Upsall Drive, #17	6525 Quail Hollow Road	017
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38120	2DU70739
(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, Wylie D. Cramer, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty B. Eldridge, 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 Parcel No. 17 on the Plan of Revised Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 632, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wylie D. Cramer, Unmarried by deed of record in Book 7916, Page 401, Register's Office for Davidson County, Tennessee.

This lot is part of a planned unit development and subject to the declaration of covenants, conditions and restrictions of record in Book 7461, Page 530, Book 7508, page 659 and Book 7464, page 967, said Register's Office.

This instrument is executed on behalf of Wylie D. Cramer by Peggy L. Brown as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9653, Page 720, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 539 Upsall Drive, #17, Antioch, TN 37013
(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 21st day of April 1995

Wylie D Cramer
Wylie D. Cramer
By: Peggy L. Brown
Atty-in-fact

DCTN01WC

BOOK 9653 PG 733

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 Wylie D. Cramer, Unmarried

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 Antioch, Tennessee, this 21st day of April 19 95.

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this April 21, 1995 before me personally appeared Peggy L. Brown, the person who executed the foregoing instrument on behalf of Wylie D. Cramer, and acknowledged that she executed the same as the free act and deed of the said, Wylie D. Cramer, through Power of Attorney granted her by the said Wylie D. Cramer.

Commission Expires:10-9-95

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC LORI HOLLOWAY

54568

IDENTIFICATION REFERENCE

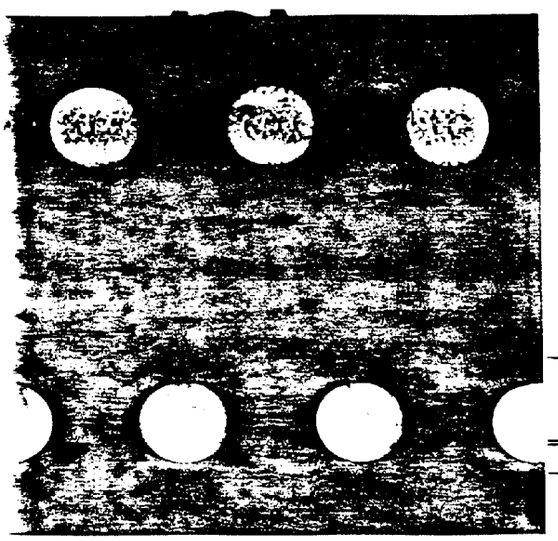
95 APR 25 AM 9:42

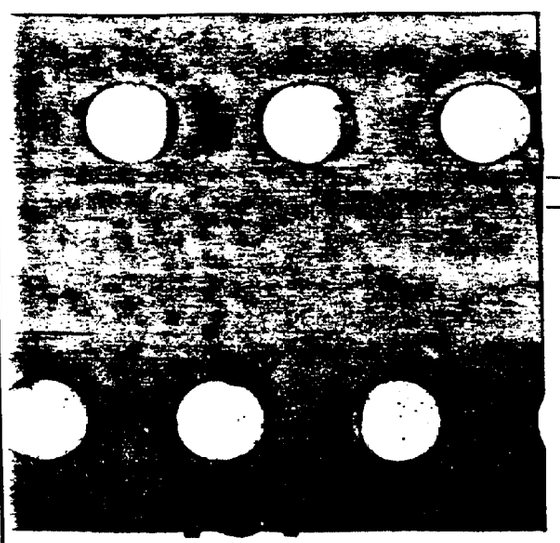
REGISTER
COUNTY, TN.

4183 04/25 0101 03CHECK

386.40

DCTN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9653 PG 734

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	
				102000.00
			CON TX	377.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	386.40
			CHECK	386.40
04/25/95	01	09:41	0001	4183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54568
IDENTIF. & REFERENCE

95 APR 25 AM 9:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 903633