File 14092
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10166 PG 248

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PAUL DAVID ELEAZAR	HOME MORTGAGE, INC.	Map 172-3-A
(NAME)	(NAME)	
1016 Elmshade Lane	118 Arrowhead Drive	Parcel 51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Hendersonville, Tennessee 37075	F.B. 6DU82803
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MELISSA A. HORN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL DAVID ELEAZAR AND WIFE, JANET CLARK ELEAZAR

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 51 on the Plan of The Woodlands Phase I Section I, as of record in Plat Book 6900, pages 498 and 499, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Melissa A. Horn, a single person by deed from Richter Dial Builders, Inc. of record in Book 8680, page 332, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, and re-recorded in Book 8643, page 675; (3) Easements of record in Book 6710, page 495, Book 7091, page 428 and in Book 7917, page 422; (4) Common Area Dedication of record in Book 8472, page 310; (5) Charter of record in Book 8454, page 246; (6) Agreements of record in Book 7336, page 3 and Book 6699, page 752; and (7) All matters appearing on the Plan of record in Plat Book 6900, pages 498 and 499, said Register's Office.

RECEIVED FOR RECORD
96 AUG 23 PM 2:57
RELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02177 16

unimproved ( )
This is improved (XX) property, known as 1016 Elmshade Lane, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this _____ day of August, 19 96

Melissa A Horn
MELISSA A. HORN

WITNESSED BY
Frederick Cox

Janet A Eleazar

BOOK 10166 PG 249

STATE OF ~~TENNESSEE~~/ OHIO
COUNTY OF ~~Davidson~~ Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA A. HORN

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of August, 19 96.

My commission expires _____ Notary Public Laurel A Krutz

LAUREL A. KRUTZ, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires July 31, 1999

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 96.

MY COMMISSION EXPIRES: 11/20/98
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

MELISSA A. HORN

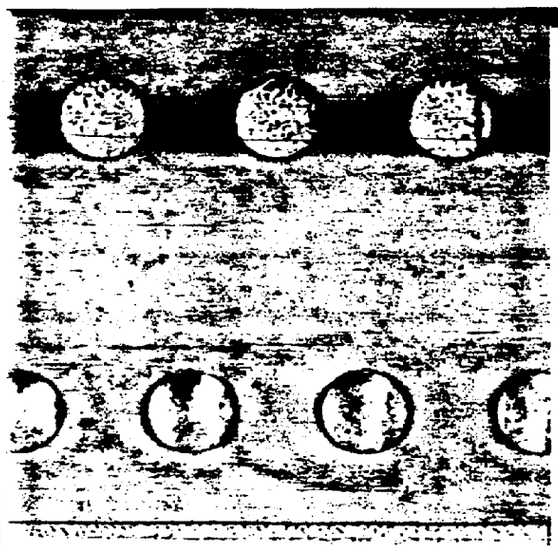
TO

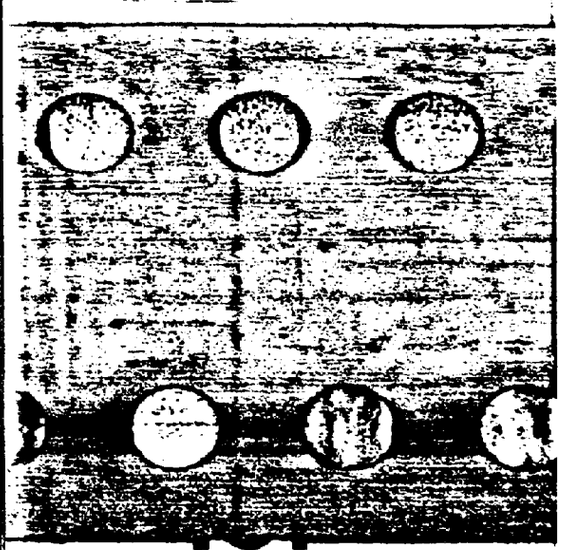
PAUL DAVID ELEAZAR AND WIFE,
JANET CLARK ELEAZAR

0397 08/23 0101 DEERE 623.

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10166 PG 250

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	
				166000.00
			CON TX	614.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	623.20
			CHECK	623.20
08/23/96		01	15:03 0001	0397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02117716
IDENTIF. & REFERENCE

96 AUG 23 PM 2:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022694