Map & Parcel 116-12-54.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union National Bank Bldg.
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:

New Owner

BOOK 10224 PG 714

New Owner:

Charles M. Beiderbecke & Carol S. Russenberger
3810 Abbott Martin Road
Tennessee 37215

Mortgagee:

First Republic Mortgage Corp.
3212 West End Avenue Nashville,
Nashville, Tennessee 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, L. GERALD JORDAN, JR., unmarried, Grantor, has bargained and sold and by these presents do transfer and convey unto CHARLES M. BEIDERBECKE and wife, CAROL S. RUSSENBERGER, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

A certain tract or parcel of land in Davidson County, Tennessee described as follows to wit:

LAND in the 7th Civil District of Davidson County, Tennessee, being Lot No. 2 of Block "G" on the map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County.

SAID Lot No. 2 fronts 80 feet on the northerly side of Abbott Martin Road and runs back between parallel lines, 189.8 feet on the easterly line and 189.9 feet on the westerly line, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to L. Gerald Jordan, Jr., unmarried, by deed from Michael J. Pentecost and wife, Kate M. Pentecost, of record in Book 7520, page 585, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Easement granted Al Feldman of record in Book 1071, page 420, and Book 3885, page 744, said Register's Office; (2) All matters on the plan of record in Plat Book 1130, page 13, said Register's Office; (3) 1996 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 27th day of September, 1996.

L. GERALD JORDAN, JR., unmarried

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, L. GERALD JORDAN, JR., unmarried, 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, at office, this 27th day of September, 1996.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 6/23/98

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

BOOK 10224 PG 715

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Ninety Two Thousand Five Hundred and No/100 Dollars ($192,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Angie L. Sweeney
AFFIANT

Sworn to and subscribed before me this 27th day of September, 1996.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 6/23/98

f:\work\data\b\beider.wd
File #B-1879



0235731
IDENTIF. & REFERENCE

96 OCT 14 PM 12:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

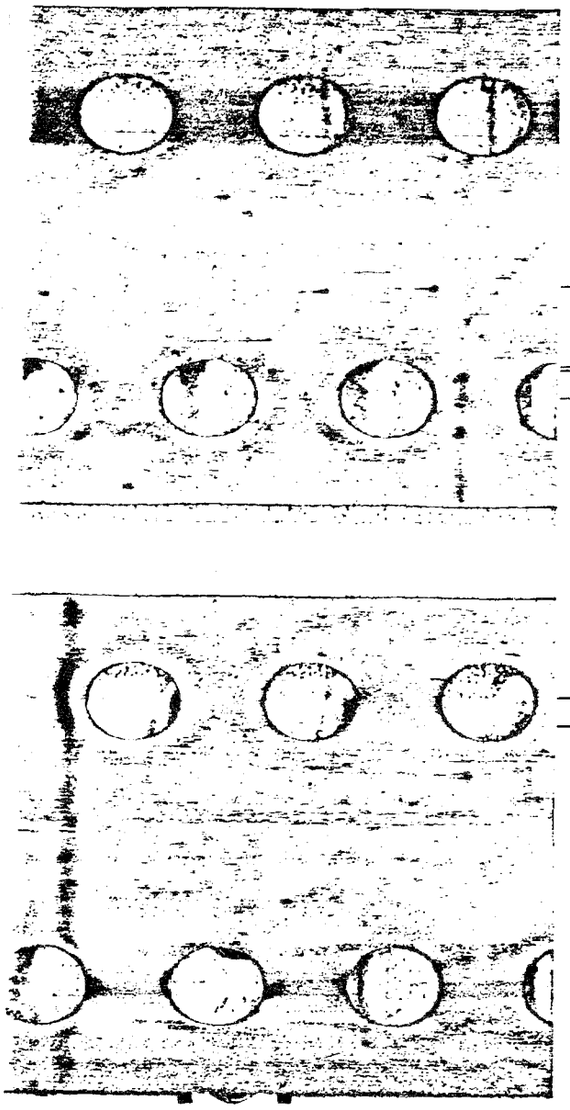
MAIL ENV.

9609 10/14 0101 03CHECK 721.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10224 PG 716

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 192500.00
CON TX 712.25
PRFEE 1.00
WDEED 8.00
TOTAL 721.25
CHECK 721.25

10/14/96 01 12:41 0001 9609

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235731
IDENTIFICATION REFERENCE

96 OCT 14 PM 12:33

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

№ 1076654

No. [redacted]