41

BOOK 10500 PG 545

GENERAL WARRANTY DEED

FROM: DEBORAH F. ELLER,
Grantor

TO: SUNTRUST BANK, NASHVILLE, N.A., TRUSTEE UNDER IRREVOCABLE TRUST AGREEMENT DATED JUNE 5, 1985, ESTABLISHED BY DEBORAH F. ELLER,
Grantee

This instrument was prepared by:
Cynthia N. Sellers
Farris, Warfield & Kanaday, PLC
Suite 1900
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
4304 Harding Road Nashville, Tennessee 37205	Same	104-14H-71 and Part of 104-14H-70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty Thousand and no/100 Dollars ($250,000.00).

Kimberly A Williams
Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of June, 1997.

Patricia H Woolwine
Notary Public

My Commission Expires: My Commission Expires NOV. 27, 1999

FOR AND IN CONSIDERATION OF the sum of Two Hundred Fifty Thousand and no/100 Dollars ($250,000.00) the receipt and sufficiency of which are hereby acknowledged, DEBORAH F. ELLER, a single person (the "**Grantor**") has bargained and sold, and by these presents do transfer and convey unto SUNTRUST BANK, NASHVILLE, N.A., TRUSTEE

97 JUN 20 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
031821 6
IDENTIF. ↑ REFERENCE

UNDER IRREVOCABLE TRUST AGREEMENT DATED JUNE 5, 1985, ESTABLISHED BY DEBORAH F. ELLER (the "**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "**Property**"):

> Land in Davidson County, Tennessee, being Lot No. 7 on the Resubdivision of Lot Nos. 6 & 7, Whitworth, Phase 3, Section 3, as of record in Plat Book 8250, page 677, as amended by Surveyor's Certificate of Correction of record in Book 10415, page 982, Register's Office for Davidson County, Tennessee.
>
> Being part of the property conveyed to Deborah F. Eller by deed from Dorothy F. Boensch, a single person, of record in Book 10173, page 263, Register's Office for Davidson County, Tennessee.

The Property is improved property known as Lot 7, Whitworth Phase 3, Section 3, Old Club Drive, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

Witness my hand this 20th day of June, 1997.

Deborah F. Eller

DEBORAH F. ELLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

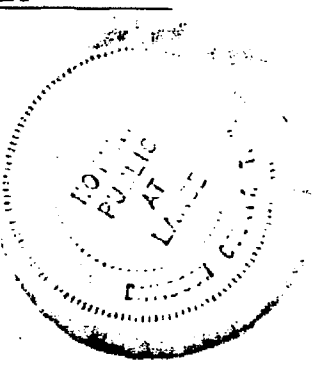
BOOK 10500 PG 547

Personally appeared before me, Patricia H Woolwine, a Notary Public of said County and State, DEBORAH F. ELLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 20th day of June, 1997.

Patricia H Woolwine
Notary Public

My Commission Expires NOV. 27, 1999
My Commission Expires:_____



5676 06/30 0101 03CHECK 942.00

EXHIBIT A

BOOK 10500 PG 548

Encumbrances

1. 1997 taxes, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 7900, page 870-872, amended in Book 9582, page 842 and further amended in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 301, said Register's Office.

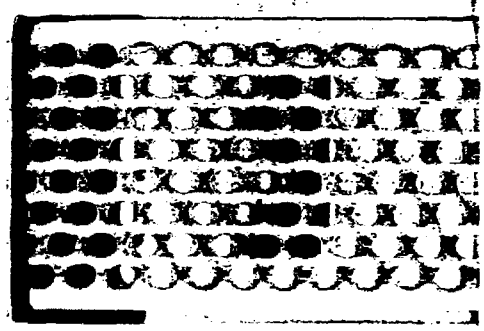
4. Boundary Plat for Whitworth of record in Book 6900, page 838-841, said Register's Office.

5. Rights of other in & to the common areas.

6. Declaration of Covenants, Conditions and Restrictions for SWMA including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 185, said Register's Office.

7. All matters shown on Plan of record in Book 8250, page 677, as amended in Book 10415, page 982, said Register's Office.

8. Sanitary sewer easement, as set forth in instrument recorded in Book 3573, page 442, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10500 PG 549

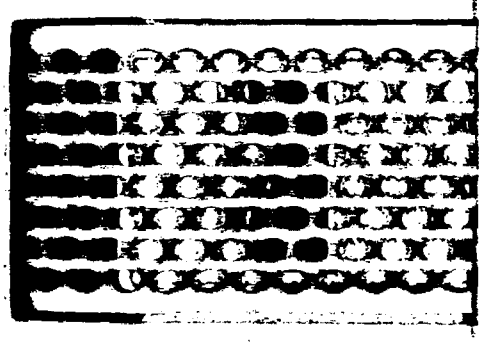
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 250000.00
CON TX 925.00
PRFEE 1.00
WDEED 16.00
TOTAL 942.00
CHECK 942.00

06/20/97 01 15:17 0001 5676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03182116
IDENTIF. ▲ REFERENCE

97 JUN 20 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1165316