BOOK 10752 PG 639

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,900.00
Michelle E. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF December 19 97

Catherine R. Tice Vass
Notary Public

MY COMMISSION EXPIRES: 5/27/2000

CATHERINE R. TICE NOTARY PUBLIC DAVIDSON COUNTY AT LARGE (NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 100, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHELLE E. SANDERS (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	MAP NO. 128-13
224 WESTFIELD DRIVE (ADDRESS)	3212 WEST END AVE., STE. 500 (ADDRESS)	GROUP A
NASHVILLE, TENNESSEE 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	PARCEL 224

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, ELEDGE CONSTRUCTION, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELLE E. SANDERS, 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 Unit No. 224 of Westfield Condominiums, a horizontal property regime established by Master Deed of record in Book 6678, page 771, and amended in Book 6737, Page 110; and further amended in Book 6831, Page 982, Register's Office for said County, to which reference is hereby made for a more complete legal description. Together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Plat of Westfield Condominiums set forth as Exhibit "D" as said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office for a more complete identfication and description of such Unit.

Being the same property conveyed to Eledge Construction, Inc., by deed from Melissa J. Averett, unmarried, of record in Book 10713, Page 300, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 224 WESTFIELD DRIVE, NASHVILLE, TENNESSEE 37221
(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 31st day of December 19 97

ELEDGE CONSTRUCTION, INC.
By:
JERRY B. ELEDGE, PRESIDENT

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared JERRY P. ELEDGE and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the ELEDGE CONSTRUCTION, INC the within named bargainor, and corporation, and that he as such PRESIDENT 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 JERRY P. ELEDGE as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 31st day of December 1997.

My commission expires 5/22/2000

Catherine R Tice Vass
Notary Public

CATHERINE R. TICE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0388570

IDENTIF. & REFERENCE

98 JAN -9 AM 9:16

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0347 01/09 0101 03CHECK 367.53

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

RECEIVED OF _____

FOR _____

BOOK 10752 PG 641

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	96900.00
CON TX	358.53
PRFEE	1.00
WDEED	8.00
TOTAL	367.53
CHECK	367.53

01/09/98 01 09:19 0001 0347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0388570
IDENTIF. ↑ REFERENCE

98 JAN -9 AM 9:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241011