18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BK 10782 PG 222

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **February, 1998** between DON R. EDENS and MARJORIE P. EDENS, HUSBAND AND WIFE, GRANTORs, and JUDY H. ROBERTS, A MARRIED WOMAN, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DON R. EDENS and MARJORIE P. EDENS, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JUDY H. ROBERTS, A MARRIED WOMAN, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1411 LEWIS ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Don R Edens
DON R. EDENS Signature of Seller

Marjorie P. Edens
MARJORIE P. EDENS

0397209
IDENTIFICATION REFERENCE

98 FEB -4 AM 11:31
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DON R. EDENS and MARJORIE P. EDENS, HUSBAND AND WIFE, 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 **3rd** day of **February, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JUDY H. ROBERTS, A MARRIED WOMAN and
1411 Lewis Road
Madison, Tn 37115

Property Address:

1411 LEWIS ROAD
MADISON, TN 37115

Person Responsible for Taxes:

MORTGAGE PORTFOLIO SERVICES, INC.
5520 LBJ Freeway Ste 200
Dallas, TX 75240

Map & Parcel #: MAP 051-10-0-D, PARCEL 113.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$122,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **February, 1998.**

Notary Public

My Commission Expires: 5/28/2000

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EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Unit "B", on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, page 558, with amended Plan of record in Book 7302, page 648, Register's Office for said County.

BEING Unit "B" on said Plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Oakland Trace Condominium, Section II, as of record in Book 7111, page 295, as amended in Book 7302, page 648, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners, and tenants of Oakland Trace Condominiums, Section II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 7111, page 295, as amended in Book 7302, page 648, Register's Office in Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to DON R. EDENS and MARJORIE P. EDENS, HUSBAND AND WIFE, by Deed from C&T DEVELOPMENT COMPANY, INC., of record in Book 7322, page 622, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 051-10-0-D, PARCEL 113.00).

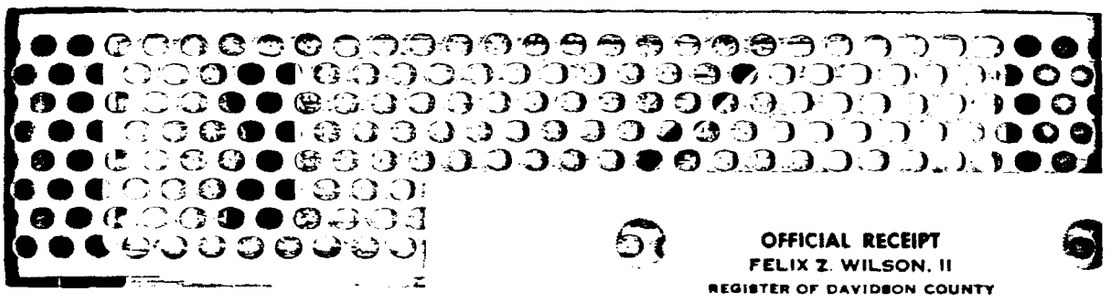
2. All matters as set forth on the Plan of record in Plat Book 6200, page 558, as amended in Book 7302, page 648, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Oakland Trace Condominiums appended thereto, of record in Book 7111, page 295, as amended in Book 7302, page 648, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Oakland Trace Section II Homeowners Associaiton, of record in Book 7268, page 461, said Register's Office.

9640 02/04 0101 03CHECK 464.40



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

RECEIVED OF _____

FOR _____

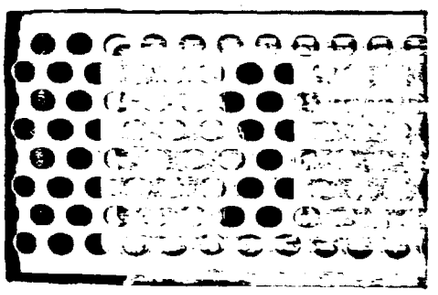
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	122000.00
CON TX	451.40
PRFEE	1.00
WDEED	12.00
TOTAL	464.40
CHECK	464.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9440



0397209
IDENTIFICATION REFERENCE

98 FEB -4 AM 11:32

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No.1250199