BOOK 10829 PG 145

60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Christopher N. Elliott
316 Errol Lane
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First American National Bank
First American Center, NA7282
Nashville, TN 37237-7282

MAP **91-5**
GROUP **A**
PARCEL **25.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brian C. Baker and wife, Jennifer L. Baker** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Christopher N. Elliott and wife Allison Elliott**, hereinafter called the "GRANTEE", his 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. 25 of Sylvan Heights, Phase Two, Second Revision of record in Plat Book 7900, page 216, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Brian C. Baker and wife, Jennifer L. Baker by deed from Velma O. Jennette of record in Book 9877, page 304, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 316 Errol Lane, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0409712
IDENTIF. & REFERENCE
98 MAR -9 PM 1:39
REGISTER
2963 03/09 0101 03CHECK 270.78

WITNESS our hands this the 5th day of March, 1998.

Brian C. Baker

Brian C. Baker

Jennifer L. Baker

Jennifer L. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brian C. Baker and wife, Jennifer L. Baker**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 1998.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $70,750.00.

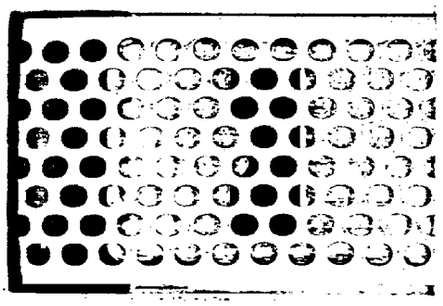
Christopher N. Elliott

AFFIANT

Subscribed and sworn to before me on this 5th day of March, 1998.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002



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

RECEIVED OF _____

FOR _____

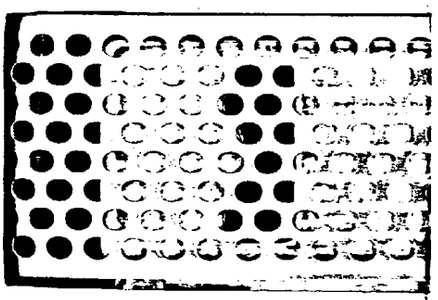
BOOK 10829 PG 147

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	70750.00
CON TX	261.78
PRFEE	1.00
WDEED	8.00
TOTAL	270.78
CHECK	270.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2963



0409712
IDENTIF. ↑ REFERENCE
98 MAR -9 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1263364