5

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

BOOK 10881 PG 959

ADDRESS NEW OWNER:
Gina Ann Throneberry
233 Highland Villa Circle
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Southeastern Mortgage of Tennessee, Inc.
115 29th Avenue South
Nashville, TN 37212

MAP 161-14-0
GROUP B
PARCEL 233.00

WARRANTY DEED

2652 04/13 0101 03CHECK 508.50

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, **T & E Land Development, L.L.C.** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Gina Ann Throneberry, unmarried**, hereinafter called the "GRANTEE", her 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. 233 on the plan of Highland Villa Condominiums, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 148, and Book 10871, page 232, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to T & E Land Development Company, L.L.C. by deed from Highland Group Ltd., a Tennessee limited partnership of record in Book 9892, page 477, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed by Quitclaim Deed from Highland Group Limited, L. P. To T&E Land Development, LLC, of record in Book 10871, page 235, said Register's Office.

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 233 Highland Villa Circle, Nashville, Tennessee 37211.

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", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind itself, its sucessors and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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.

WITNESS my hand this the 6th day of April, 1998.

BOOK 10881 PG 960

T & E Land Development, L.L.C.

J. D. Eatherly Chief Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **J.D. Eatherly,** as Chief Managing Member for T & E Land Development, L.L.C. the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained by signing as the Chief Managing Member of and on behalf of the within named company.

WITNESS my hand and official seal this 6th day of April, 1998.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 135,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 3/6/99

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

0424197
IDENTIF. & REFERENCE

98 APR 13 AM 8:44

FELICIA ALLEN REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10881 PG 961

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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

04/13/98 01 08:45 0001 2652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0424197
IDENTIF. # REFERENCE

98 APR 13 AM 8:45
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1278820