Prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No.

BOOK 11059 PAGE 971

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack A. Elisar, Jr.	GMAC Mortgage Corporation	
(NAME) 400 Cedar Forest Dr.	(NAME) 3451 Hammond Avenue	FB 08D-65260
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS) Waterloo, IA 50704-0780	Map 128-03-A
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 29

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Lawrence C. Allen *have this day bargained and sold, and do hereby transfer and convey unto the said* Jack A. Elisar, Jr. and wife, Kristie A. Elisar *the Grantees herein, their (successors), heirs and assigns, certain real estate in* _____ *County,* _____ *as follows:*

Land in Davidson County, Tennessee, being Lot No. 29 on the First Revision of Cedar Forest, a planned Unit Development, as of record in Book 6900, page 383, Register's Office for said County, to which said plan reference is hereby made for more complete and accurate legal description of said lot.

Being the same property conveyed to Lawrence C. Allen, unmarried, by deed from G. Steven Hulen, individually, and G. Steven Hulen D/B/A Steve Hulen Construction Company and wife, Janice Hulen, of record in Book 9906, page 306, Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson
Sworn to and subscribed before me this the 6th day of August 1998
My commission expires: 4/25/99
Affiant
Notary Public
MARILYN M. BLANKENSHIP NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

The actual consideration or value whichever is greater, for this transfer is $ 149,900.00

This is unimproved ( ) property, known as 400 Cedar Forest Drive (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) 37221 *improved (X)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 our hand this 6th *day of* August, *19* 98, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lawrence C. Allen

Lawrence C. Allen

BOOK 11053 PAGE 312

COUNTY OF Williamson

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Lawrence C Allen

, *the within named 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 instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, Tennessee, *this* 29th *day of* July, 1998.

Marilyn M. Blankman
Notary Public

My Commission Expires: 01-27-01

MARILYN M. BLANKMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Before me, , *a Notary Public of the State and County aforesaid, personally appeared* , *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* self *to be* *of the* , *the within named bargainor, a corporation, and that* he *as such* *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* self *as* .

Witness my hand and official seal, at office in , *this* ___ *day of* , *19*___.

Notary Public

My Commission Expires:

Encumbrances:

Taxes for 1998: A lien, but not yet due or payable.

By-Laws of Cedar Forest Homeowners' Association, Inc., of record in Book 6925, page 771, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions of record in Book 6925, page 751, as amended in Book 7163, page 686, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 6805, page 253, Register's Office for Davidson County, Tennessee.

Agreement to obtain dirt from premises for a borrow pit granted to Davidson County Highway Department, by W. J. Gaddes, Jr., and wife, by an instrument dated October 17, 1952, filed January 14, 1953, of record in Book 2106, page 233, Register's Office for Davidson County, Tennessee.

Easement for the cut slopes as set out in right-of-way deed from W. J. Gaddes, Jr., and wife, to Davidson County, of record in Book 2105, page 448, Register's Office for Davidson County, Tennessee.

A tract of land conveyed to the State of Tennessee for the use of the Dept. of Highways and Public Works of record in Book 3069, page 483, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5222, page 726, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7022, page 867, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Book 6900, page 383, in said Register's Office.

The mortgage loan inspection of the subject premises made by

98 AUG 10 PM 3:40

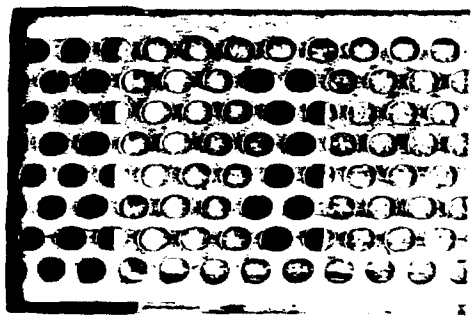
DAVIDSON COUNTY REGISTER

04 73223

IDENTIFICATION REFERENCE

discloses the concrete drive encroaching onto the neighbor's property 12 feet, more or less, along the southerly line of said lot. The mortgage policy of title insurance insures against any loss occasioned by said encroachment and insure that said encroachment does not create a forfeiture of title; however, the Company assumes no liability to the insured owner for matters arising from said encroachment.

5093 98/10 0101 03CHECK 569.63



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

RECEIVED OF _____

FOR _____

BOOK 11059 PAGE 974

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

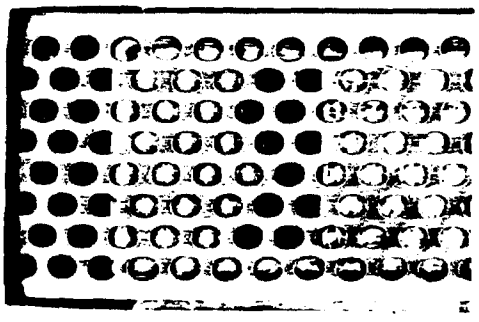
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
149900.00

CON TX	554.63
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	569.63
CHECK	569.63

08/10/98 01 15:40 0001 5098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0473223
IDENTIF. & REFERENCE
98 AUG 10 PM 3:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.