This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

William K. Eldridge, Jr.
~~5505 Oakmont Circle~~ 227 CROCKETT AVE
Nashville, TN ~~37209~~ 37205

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 103-07; Parcel Number 12.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ROBERT M. MARTIN** and wife, **DOROTHY M. MARTIN**, have bargained and sold and do hereby transfer and convey unto **WILLIAM K. ELDRIDGE, JR.** and wife, **ELAINE B. ELDRIDGE**, their heirs and assigns, forever, that certain property located and situated in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEING all of Lot No. 81 on the Plan of RICHLAND MEADOWS, SECTION 1, as of record in Book 2083, page 40, of the Register's Office of Davidson, Tennessee.

SAID Lot No. 81 fronts 57 feet on the southerly side of Oakmont Circle and runs back between lines measuring 150.84 feet on the westerly line and 150.74 feet on the easterly line to dead line measuring 57 feet thereon.

BEING the same property conveyed to Virginia Simpson by deed from Robert Martin and wife, Dorothy Martin, of record in Book 5489, page 57, Register's Office for Davidson County, Tennessee. Virginia Simpson having since died, and title now vesting in Robert M. Martin and wife, Dorothy M. Martin, by virtue of the Last Will and Testament of Virginia Ethel Martin Simpson, of record in Will Book 192, page 183, Davidson County Probate Court. Virginia Simpson and Virginia Ethel Martin Simpson being one and the same person.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants of record in Book 2152, page 121 and Book 2195, page 256, said Register's Office, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 5505 Oakmont Circle, Nashville, TN 37209

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors 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 as noted herein.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 2nd day of October, 1998.

Robert M. Martin
ROBERT M. MARTIN

Dorothy M. Martin
DOROTHY M. MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert M. Martin and wife, Dorothy M. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 2nd day of October, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$70,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

0869 10/07 0101 03CHECK 270.00

Subscribed and sworn to before me this 2nd day of October, 1998.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

0497366
IDENTIF. ↑ REFERENCE

98 OCT -7 AM 10:58
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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

RECEIVED OF _____

FOR _____

BOOK 11147 PAGE 293

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 270.00
CHECK 270.00

10/07/98 01 11:00 0001 0869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497366
IDENTIF. ↑ REFERENCE

98 OCT -7 AM 10:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356124