1 5

WARRANTY DEED

BOOK 11225 PAGE 276

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 98

Notary Public: NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 4/22/2001
(AFFIX SEAL)

WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVERETT SCOTT NEELY (NAME)	SOUTHEASTERN MORTGAGE OF TENNESSEE, INC. (NAME)	128-13-A-153CO
153 WESTFIELD DRIVE (ADDRESS)	115 29TH AVENUE SOUTH (ADDRESS)	09D-79488
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES P. ELDRIDGE AND KAY W. ELDRIDGE, INDIVIDUALLY AND AS TRUSTEES OF THE JAMES AND KAY ELDRIDGE FAMILY TRUST DATED JUNE 26, 1991

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVERETT SCOTT NEELY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in DAVIDSON County, Tennessee, being Unit No. 153, on the Plan of WESTFIELD CONDOMINIUMS, of record in Book 6250, page 748, Register's Office for DAVIDSON County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to JAMES P. ELDRIDGE, UNMARRIED, by deed from Brewer & Brewer, Inc., of record in Book 7571, page 865, Register's Office for DAVIDSON County, Tennessee. SAID property was then conveyed to JAMES P. ELDRIDGE AND KAY W. ELDRIDGE, as TRUSTEES OF THE JAMES AND KAY ELDRIDGE FAMILY TRUST dated June 26, 1991, by Quitclaim Deed from JAMES P. ELDRIDGE AND KAY W. ELDRIDGE, HIS WIFE, of record in Book 8417, page 572, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of WESTFIELD, as said areas are set forth and defined in Master Deed of record in Book 6678, page 771; Book 6736, page 110; Book 6831, page 982; Book 6801, page 962; and Book 7271, page 256; By-Laws of record in Book 6678, page 802; and Charter of record in Book 6746, page 677; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 153 WESTFIELD DRIVE, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s this 20th day of November, 19 98

JAMES P. ELDRIDGE, INDIVIDUALLY
By: CG atty in fact
CHARLES GILBERT, ATTORNEY-IN-FACT

KAY W. ELDRIDGE, INDIVIDUALLY
By: CG atty in fact
CHARLES GILBERT, ATTORNEY-IN-FACT

JAMES P. ELDRIDGE, TRUSTEE
BY: CG atty in fact
CHARLES GILBERT, ATTORNEY-IN-FACT

KAY W. ELDRIDGE, TRUSTEE
BY: CG atty in fact
CHARLES GILBERT, ATTORNEY-IN-FACT

*** LEGAL DESCRIPTION CONTINUATION

for more particulars.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES GILBERT, 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 on behalf of JAMES P. ELDRIDGE AND KAY W. ELDRIDGE, INDIVIDUALLY AND AS TRUSTEES, as their Attorney-in-Fact, as the free act and deed of the within named JAMES P. ELDRIDGE AND KAY W. ELDRIDGE, INDIVIDUALLY AND AS TRUSTEES.

WITNESS my hand and official seal at Nashville, Tennessee, this 20TH day of NOVEMBER, 1998.

NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05/27/2001

0517991

IDENTIF. & REFERENCE

98 NOV 30 PM 3:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

2780 11/30 0101 03CHECK 251.50

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

RECEIVED OF _____

FOR _____

BOOK 11225 PAGE 278

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 251.50
CHECK 251.50

11/30/98 01 15:57 0001 2780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0517991
IDENTIF. # REFERENCE

98 NOV 30 PM 3:57
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1377817