File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 11263 PAGE 113

#16129

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~ELLIOTT LEE STROMATT, JR.~~ (NAME)	~~CTX MORTGAGE COMPANY~~ (NAME)	~~131-5-C~~
336 Ardsley Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 199000 (STREET ADDRESS)	336.00co
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75219 (CITY) (STATE) (ZIP)	7DA92333

FOR AND IN 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, JOHN FELBER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELLIOTT LEE STROMATT, JR., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 336, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed, "and By-Laws" of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Felber, a single person by deed from A. Knox Patterson and spouse, Marguerite W. Sallee of record in Book 9652, page 779, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6566, Page 4, and in Book 6674, Page 583, and of record in Book 6822, Page 721; (2) Easements of record in Book 4161, page 814, and in Book 6229, Page 484, and of record in Book 4377, Page 710, and in Book 4403, Page 627; (3) Charter of record in Book 7925, Page 64, and in Book 8350, Page 426; (4) Detention Agreement of record in Book 6702, Page 330; and (5) All matters of record in Book 6250, Page 699, said Register's Office.

052824G

IDENTIF. ↑ REFERENCE

98 DEC 22 AM 9:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) property, known as 336 Ardsley Place, Nashville, Tennessee 37215 unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 19 98

John Felber By Tom Patterson Attorney in fact

JOHN FELBER
BY: TOM PATTERSON, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED~~
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM PATTERSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JOHN FELBER and is authorized by the said JOHN FELBER to execute this instrument on his behalf.

Witness my hand, at Office, this 15th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 7/27/02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 1998

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JOHN FELBER

TO ELLIOTT LEE STROMATT, JR.

3738 12/22 0101 03CHECK 74.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11263 PAGE 115

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

	198900.00
CON TX	735.93
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	746.93
CHECK	746.93

12/22/98 01 09:36 0001 3738

0528246
IDENTIF. ↑ REFERENCE

98 DEC 22 AM 9:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405270