WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 10/22/00
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Leigh Bienen	EQCC of TN, Inc.	MAP 131-15-5
(NAME)	(NAME)	
1314 Burton Valley Road	1101 Kermit Drive, Suite 501	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(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 H. Patton, V and wife, Jane E. Patton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Leigh Bienen, unmarried

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:

Exhibit A:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Harpeth Acres, Section Seven, of record in Book 2331, page 154, Register's Office for said County.

SAID Lot No. 30 fronts 220.0 feet on the northeasterly margin of Burton Valley Road and extends back 220.0 feet on the northwesterly line and 180.8 feet on the southeasterly line to a dead line in the rear, measuring 223.3 feet thereon.

Being the same property conveyed to James H. Patton, V and wife, Jane E. Patton by deed dated April 20, 1984 from Patrick C. Fischer and wife, Charlotte F. Fischer of record in Book 6275, page 802, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 2331, page 154, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1314 Burton Valley Road, Nashville, Tennessee 37215
(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 29th day of January, 19 99

James H. Patton, V

Jane E. Patton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Patton, V and wife, Jane E. Patton

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 29th day of January 1999

Commission expires 10/22/01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Exhibit A:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Harpeth Acres, Section Seven, of record in Book 2331, page 154, Register's Office for said County.

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0546377
CERTIF. & REFERENCE
99FEB-8 AM 10:14
RECEIVED REGISTER
WILLIAMSON COUNTY, TN.
2041 02/08 0101 03CHECK 936.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11331 PAGE 560

RECEIVED OF _____

FOR _____

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

CONT

0546377

IDENTIF. ↑ REFERENCE

99FEB-8 AM10:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CONT 0.00

CAMT 250000.00
CON TX 925.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 936.00
CHECK 936.00

02/08/99 01 10:14 0001 3041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422347