Box 52

DO NOT PUBLISH

BOOK 11452 PG. 306

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 99

Brenda L. Lehman
Notary Public

MY COMMISSION EXPIRES: 3/10/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail L. Warden	Janna L. Warden	142-10B-46
(NAME)	(NAME)	
503 Belle Pointe Court	503 Belle Pointe Court	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, Tennessee 37221	
(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, William D. Eddings and wife, Rolinda K. Eddings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gail L. Warden and wife, Lois J. Warden and Janna L. Warden

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:

Land in Davidson County, Tennessee, being Lot 46, as shown on the Plan of Belle Pointe, Phase IV, a planned unit development, of record in Book 6900, page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William D. Eddings and wife, Rolinda K. Eddings by deed from Elizabeth C. Eiseman Graber and husband, Russell W. Graber of record in Book 7699, page 140, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

99 APR 28 PM 4:19
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
057993 1

unimproved ( )
This is improved (X) property, known as 503 Belle Pointe Court, Nashville, Tennessee 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 23rd day of April, 19 99

William D. Eddings

William D. Eddings

Rolinda K. Eddings

Rolinda K. Eddings

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 William D. Eddings and wife, Rolinda K. Eddings

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 Brentwood, Tennessee, this 23rd day of April, 19 99.

Commission expires 3/10/2003

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Brenda K Lehman
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

0581 04/28 0101 03CHECK 466.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11452 PG. 308

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

0579931

IDENTIF. & REFERENCE

99 APR 28 PM 4:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
123000.00
CON TX 455.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 466.10
CHECK 466.10

04/28/99 01 16:22 0001 B581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478500