291813
Box 35

THIS INSTRUMENT PREPARED BY: (JAG)
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
511 Union Street, Suite 1700
Nashville, TN 37219

BOOK 11518 PG. 279

NEW OWNER	TAX BILLS TO:	MAP/PARCEL NO.
Steven J. Eisen, as Trustee Baker, Donelson, Bearman & Caldwell 5053 Hill Place Drive, Lot 59 Nashville, Tennessee 37205	Same	116-2B-054

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JOHN A. GUPTON, III and wife, JUDITH W. GUPTON,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto **STEVEN J. EISEN, as Trustee, with full power to sell, transfer, convey and incumber without joinder of beneficiary**, hereinafter called the "GRANTEE", GRANTEE'S heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on **Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B.

This is unimproved property, known as Lot No. 59, Hill Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, GRANTEE'S heirs, successors, assigns and representatives, forever, and GRANTORS do covenant with said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by GRANTORS, unless otherwise herein set out;

and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, GRANTEE'S heirs, successors, assigns and representatives, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not further or otherwise. 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 caused this instrument to be executed for them and in their names, as of this the 2nd day of June, 1999.

JOHN A. GUPTON, III

JUDITH W. GUPTON

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, Norma L. Spurlock, a Notary Public in and for said State and County, **JOHN A. GUPTON, III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 2nd day of June, 1999.

Notary Public

My Commission Expires: 1-24-2001

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, Norma L. Spurlock, a Notary Public in and for said State and County, **JUDITH W. GUPTON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 2nd day of June, 1999.

Notary Public

My Commission Expires: 1-24-2001

N NS 275497.1
616900-256 05/26/99

AFFIDAVIT OF CONSIDERATION BOOK 11518 PG. 281

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration for this transfer or value of property (whichever is greater) is $212,500.00.

AFFIANT

Sworn to and subscribed before me this the 2nd day of June, 1999.

L. SQUIRLOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 1-24-2001

N NS 275497.1
616900-256 05/26/99

EXHIBIT A

PROPERTY DESCRIPTION

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being **Lot No. 59** on the Final Plan of **Hill Place**, of record in Plat Book 7900, Page 913 and Pages 923-932 **(at Page 930)**, as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, and in Book 10270, Page 38, all in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

AND BEING the same property conveyed to John A. Gupton, III and spouse, Judith W. Gupton by deed dated November 30, 1995, by deed from H. G. Hill Realty Company, a Tennessee corporation, of record in Book 9875, Page 278 in the Register's Office for Davidson County, Tennessee.

0597406
RECEIVED FOR REFERENCE
99 JUN -8 PM 2:21
REGISTER
DAVIDSON COUNTY, TN.
786.25 06/08/99 0101 03CHECK

EXHIBIT B

PERMITTED EXCEPTIONS

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. 1999 taxes, a lien, which are not yet due and payable. Tax Map Parcel No. 116-2B-054.

2. Subject to all provisions of the Declaration of Protective Covenants, Conditions & Restrictions for Hill Place of record in Book 9645, Page 85, as amended in Book 9658, page 19, Register's Office for Davidson County, Tennessee.

3. All matters shown on Final Plan of Lot No. 59, Hill Place, of record in Plat Book 7900, Page 913 and Pages 923-932 (at Page 930), as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, and in Book 10270, page 38, all in the Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

7127 06/08 0101 ~~03CHECK~~ ~~23.00~~

RECEIVED OF _____

FOR _____

BOOK 11518 PG. 284

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

~~TOTAL 786.25~~
~~CHECK 786.25~~

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CAMT
CON TX 786.25
212500.00
MOR TX 786.25
PRFEE 1.00
WDEED 20.00
CFEE 2.00
~~TOTAL 25.00~~
VOID
~~CHECK 23.00~~
CAMT
06/08/99 01 14:28 0001 7127
212500.00-
VOID
MOR TX 786.25-
CAMT
212500.00

Total $ 809.25

0597406

IDENTIFICATION REFERENCE

99 JUN -8 PM 2:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471606