Box 59

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Shirley Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 19 99

NOTARY PUBLIC AT LARGE
Sharon E. Skinner
Notary Public
MY COMMISSION EXPIRES: 03-3-02
(AFFIX SEAL)

SHARON E. SKINNER NOTARY PUBLIC WILLIAMSON COUNTY TENN.

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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
Benjamin R. Eberle	First Trust Mortgage Company	96-10-47
(NAME)	(NAME)	
627 Cottonwood Drive	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Memphis, TN 38187-0257	
(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, Kimberly Cherie Mason a (1/2) undivided interest and Donna R. Mason a (1/2) undivided interest, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin R. Eberle, 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:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Clover Hill, Section II, a plat of which is of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description thereof.

Being the same property conveyed to Kimberly Cherie Mason by quitclaim deed from Donna R. Mason of record in Book 9674, page 101, Register's Office for Davidson County, Tennessee and further being the same property conveyed to Donna R. Mason a (1/2) undivided interest by quitclaim deed from Kimberly Cherie Mason of record in Book 9733, page 429, 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.

unimproved ( )
This is improved (X) property, known as 627 Cottonwood Drive, Nashville, Tennessee 37214
(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 30th day of June 19 99

Donna R Mason
Donna R. Mason

Kimberly Cherie Mason
Kimberly Cherie Mason

RECEIVED FOR RECORD
101 CHECK
3081.00

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 Kimberly Cherie Mason ~~a (1/2) undivided interest and~~ Donna R. Mason ~~a (1/2) undivided interest~~

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 30th day of June 19 99.

Commission expires 03-03-03

SHARON E. CWIKSKI NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Sharon E Cwikski
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

IDENTIFICATION REFERENCE
0607343
99 JUL -2 PM 3:14
ALL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

7E10 07/02/99 0003 CASHIER 2762.50-

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

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0607343

IDENTIF. & REFERENCE

99 JUL -2 PM 3:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PRFEE 3071.00-
CON TX 307.10
PRFEE 1.00
TOTAL ~~2762.50~~
CHECK ~~2762.50~~
07/02/99 01 15:17 0001 7810
MAMT 83000.00
CHGR CO
MAMT 83000.00-
CAMT 83000.00
PRFEE 3071.00
WDEED 8.00
CFEE 2.00
TOTAL ~~3081.00~~
CHECK ~~3081.00~~
07/02/99 01 15:15 0001 7809

Total 318.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486225