WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

x Betty Eldridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty B. Eldridge	TENANT MORTGAGE	MAP 160-11-A
(NAME)	(NAME)	
5540 Hearthstone Lane	6000 ATRIUM WAY	PARCEL 74
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	MT LAUREL, NJ 08054	
(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, Phyllis R. Jackson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty B. Eldridge

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:

SEE ATTACHED EXHIBIT A

1062948 2

RECEIVED & RECORDED
99 AUG 27 PM 1:30

1663 08/27 0101 CHECK 847.50

unimproved ( )
This is improved (X) property, known as 5540 Hearthstone Lane, Brentwood, TN 37027
(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 my hand this 26th day of August, 19 99

Phyllis R. Jackson

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis R. Jackson, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August 19 99.

Commission expires 11/30/2001

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_____ .

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My commission expires _____

_____
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Hemmingwood, Phases I, II, III and IV, of record in Plat Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 74 fronts 45.05 feet on the northerly side of Hearthstone Lane and runs back 130.0 feet on the northeasterly lot line and 124.47 feet on the southwesterly lot line to a line in the rear which measures 66.36 feet thereon.

Being the same property conveyed to Phyllis R. Jackson, unmarried, by deed from Randolph C. St. John and wife, Becky A. St. John, of record in Book 10054, page 620, said Register's Office.

This conveyance is made subject to: (1) 1999 County Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, amended in Book 6892, page 540, Book 6925, page 268, Book 6948, page 268, Book 7269, page 387 and Book 7474, page 205; (3) Easements of record in Book 4974, page 788 and Book 6728, page 673, Book 7310, page 777 and Book 8191, page 242; (4) Charter of record in Book 6704, page 373, amended in Book 6936, page 894; (5) Conveyance of Common Area of record in Book 6962, page 404, rerecorded in Book 7207, page 84; and (6) All matters appearing on the Plan of record in Plat Book 6900, pages 6, 7 and 8, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR: _____

BOOK 11638 PAGE 253

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

CAMT

225000.00

CON TX 832.00

PRFEE 1.00

UCCFD 12.00

CFEE 2.00

TOTAL 847.00

CHECK 847.00

09/27/99 01 13:30 0001 1663

VOID

CAMT 832.00-

CAMT 832.50

TOTAL 0.00

CHECK 0.00

09/27/99 01 13:31 0001 1664

1664 09/27 0101 03CHECK 0.00

0629482

RECORDING REFERENCE

99 AUG 27 PM 1:30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509735