FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#17036

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Instr:200004030033218 Page: 1 OF 2
REC'D FOR REC 04/03/2000 4:36:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1036.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 280,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF March 2000 XXXX0
Notary Public
MY COMMISSION EXPIRES: 11/29/03
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas N. Elsberry (NAME)	RIC Mortgage Company (NAME)	MAP 131-4
1121 BELVIDERE (ADDRESS)	(ADDRESS)	PARCEL 104
NASHVILLE, Tennessee 37204 (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, John B. Hardcastle, Jr. and wife, Stephanie S. Hardcastle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas N. Elsberry and wife, Kristie B. Elsberry

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. 2 and a triangular strip out of the easterly part of Lot No. 1 of Block 17 on the Map of College Park Subdivision of record in Book 843, page 29, Register's Office for said County and described according to a copy of a survey thereof made by Jon D. Irr, Surveyor, February 5, 1946 as follows:

Beginning at a point in the South margin of Belvidere Drive which is 12 feet 10 inches West of the common corner of Lots No. 1 and 2 being the northeast corner of the property of Mrs. Rachel Smith; thence along Smith's easterly line South 1-1/4 degrees East, 133 feet 6 inches to an iron pin at the corner of Lots Nos. 1 and 2; thence, with the South line of Lot No. 2 North 83 degrees East 61 feet to an iron pin at the corner of Lots 2 and 3; thence with the line between said lots, North 3 1/2 degrees East, 146 feet to an iron pin in the South margin of Belvidere Drive; thence, with the margin of the same, South 76 1/4 degrees West 76 feet 3 inches more or less to the point of beginning.

Being the same property conveyed to John B. Hardcastle, Jr. and wife Stephanie S. Hardcastle by deed from Paula J. Collins and husband Charles Wyatt Collins as of record in Book 9405 page 900, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1121 BELVIDERE, NASHVILLE, Tennessee 37204
(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 March 2000 XXXX0

John B. Hardcastle, Jr.

Stephanie S. Hardcastle

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 John B. Hardcastle, Jr. and wife, Stephanie S. Hardcastle

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 Nashville, Tennessee, this 29th day of March, 2000 ~~year~~.

Commission expires Sept 23, 2000

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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