39-B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 17037** **File Box 9B** **First Title and Escrow Co., Inc.**	STATE OF TENNESSEE: COUNTY OF Davidson: The actual consideration or value, whichever is greater, for this transfer is ~~$150,000.00~~. Affiant Subscribed and sworn to before me, this 31st day of March, 2000. Notary Public My Commission Expires: 11-30-2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires Nov. 30, 2002

Instr:200004040033827 Page: 1 OF 2
REC'D FOR REC 04/04/2000 3:27:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Geoffrey J. Kaplan/Shelly Sheffield 4704 Richmar Court Nashville, Tennessee 37204	Southeastern Mortgage of TN 115 29th Avenue, South Nashville, TN 37212	MAP 146-4 PAR 65 FB 06DU 22975

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS N. ELSBERRY AND WIFE, KRISTIE B. ELSBERRY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GEOFFREY J. KAPLAN AND SHELLY SHEFFIELD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4704 Richmar Court, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2000.

Thomas N. Elsberry

Kristie B. Elsberry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas N. Elsberry and wife, Kristie B. Elsberry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2000.

Notary Public

My Commission Expires: 11/29/03

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 758 on the Plan of Section Twelve Caldwell Hall, as of record in Plat Book 3300, page 57, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas N. Elsberry and wife, Kristie B. Elsberry by deed from John W. Molteni and wife, Jeannette C. Molteni of record in Book 7030, page 17, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 3300, page 57, said Register's Office.