THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 48,200.00

Roger D. Elder
Affiant

Subscribed and sworn to before me, this 1st day of September, 2000

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/07/00 10:50 2pgs
Fees:11.00 Taxes:178.34

20000907-0088484

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROGER D. ELDER 2903 Morningside Drive Nashville, Tennessee 37207	BANK OF AMERICA 2059 Northlake Parkway Tucker, Georgia 30084	MAP 60-12 PARCEL 35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY EIGHT THOUSAND TWO HUNDRED AND NO/100---------- ($ 48,200.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, BOBBY E. RICHARDSON, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROGER D. ELDER, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots No. 36, 37, 38 and 39 of Block "C" on the Map of Highland Park Subdivision of record in Book 974, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Bobby E. Richardson by deed from James W. Richards and wife, Mary M. Richards, of record in Book 4449, page 86, Register's Office for Davidson County, Tennessee.

JEAN S. RICHARDSON, spouse of Bobby E. Richardson, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 2903 Morningside Drive, Nashville, Tennessee 37207

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, his heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Highland Park Subdivision of record in Book 974, page 33, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of September, 2000.

BOBBY E. RICHARDSON

JEAN S. RICHARDSON
by Bobby E Richardson

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 BOBBY E. RICHARDSON, MARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2000.

My Commission Expires: September 29, 2001

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Bobby E. Richardson to me known to be the person who executed the foregoing instrument in behalf of Jean S. Richardson and acknowledged that he executed the same as the free act and deed of the said Jean S. Richardson.

WITNESS my hand and seal this 1st day of September, 2000.

Notary Public

My commission expires: 9/29/01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN