JW

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Lisa A. Cothron 1502 Grandview Drive Nashville, TN 37215	Bank of America, N.A. 2059 Northlake Pkwy Tucker, GA 30084	Map 117-16 Parcel 32

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Philip N. Elbert and wife, Kathi L. Padgett, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Lisa A. Cothron, the GRANTEE herein, her heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 26 and the east 30 feet of Lot No. 27 of Block "M" on the Map of Maplehurst, of record in Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee.
>
> SAID Lot and part of said lot adjoin and front together 80 feet on the north side of Grandview Drive and runs back between parallel lines 150 feet to a dead line, and measure 80 feet across the rear thereon.
>
> BEING the same property conveyed to Philip N. Elbert and wife, Kathi L. Padgett, by virtue of a warranty deed from J. B. Thomas, unmarried, of record in Book 11287, Page 242, Register's Office for Davidson County, Tennessee.
>
> This description is the same as that used in the prior deed of conveyance.
>
> This is improved property known as 1502 Grandview Drive, Nashville, Tennessee 37215.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, successors and assigns forever.

Davidson County DEEDWARR
Recvd: 04/02/01 17:38 3pgs
Fees:15.00 Taxes:943.50
20010402-0031775

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. Property taxes for 2001, and subsequent years.

2. All matters on the Plan of record in Plat Book 843, Pages 22 and 23, said Register's Office.

GRANTORS further covenant and bind themselves, their heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 30th day of March, 2001.

Philip N. Elbert

PHILIP N. ELBERT

Kathi L. Padgett

KATHI L. PADGETT

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Philip N. Elbert and Kathi L. Padgett, the within named bargainors, 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 seal, at office in Nashville, Tennessee, this the 30 day of March, 2001.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

5-17-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $255,000.00.

Affiant

Sworn to and subscribed before me this 28 day of March, 2001.

Notary Public

My Commission Expires:
5-4-03

N:\Clients A-F\Elbert, Philip N. 99910\Sale of 1502 Grandview 11990\Other\Warranty Deed.doc