WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 07/24/01 16:37 2pgs
Fees:13.00 Taxes:488.40

20010724-0078626

01CS-1594

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF July 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 1604 Westgate Circle, Suite 3, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Q. Lee (NAME)	Bank of America, N. A. (NAME)	MAP 87-1A
3605 Caledon Court (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 146CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Maurice Eldridge and wife, Rolanda Eldridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry Q. Lee

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. 73 on the Plan of Chesney Glen, Section Four, a Planned Unit Development, of record in Plat Book 9700, page 844, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING all of the same property conveyed to Maurice Eldridge and Roland Eldridge, by Warranty Deed dated October 29, 1999, from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Book 11735, page 636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2001, and subsequent years, the plan of record, restrictions, and easements of record.

unimproved ( )
This is improved (X) property, known as 3605 Caledon Court, Hermitage, TN 37076
(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 13th day of July 2001

X Maurice Eldridge

Maurice Eldridge

Rolanda Eldridge

DCTN01WC

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 ~~Maurice Eldridge and wife~~ Rolanda Eldridge

the bargainor ~~X~~ , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~X~~she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of July, 2001.

Commission expires 01-26-03

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 _____, _____.

My commission expires _____

Notary Public

STATE OF FLORIDA
COUNTY OF X DUVAL

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Maurice Eldridge, 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 at X Jacksonville, Florida, this X 16th day of July, 2001.

Commission expires X April 24, 2005

X _____
Notary Public

X (seal)

CHRISTINA M. LIM
MY COMMISSION # DD 020359
EXPIRES: April 24, 2005
Bonded Thru Notary Public Underwriters