Realty Tax Bart 48A

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 05/14/02 11:58 2pgs
Fees:13.00 Taxes:780.33
20020514-0059114

WARRANTY DEED

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 9/17/2005

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27H DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 9-17-05

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Compton	Chase Manhattan Mortgage	**98-5-B38**
6345 Spera Point Crossing	343 Thornall Street	
Hermitage, TN 37076	Edison, NJ 08837	

FOR AND IN 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,

EASTLAND CONTRUCTION, INC. A TENNESSEE CORPORATION

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

MARK COMPTON AND WIFE, CATHY COMPTON

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:

BEING all of Lot No. 38 of Baypointe Subdivision, Phase II, according to the plat thereof recorded in Instrument No. 20010608-0060679 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lots.

Being the same property conveyed to Eastland Construction, Inc., a Tennessee corporation, by WARRANTY DEED from Baypointe, LLC, a Tennessee limited liability company, dated July 17, 2001 and recorded August 7, 2001 in Instrument 20010807-0084423, Register's Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all matters set out on any applicable plat of record

Unimproved ( )
This is improved (X) property known as **6345 SPERA POINTE CROSSING, HERMITAGE, TN 37076**
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 hands this 27th day of MARCH, 2002

BY:

BOBBY EASTLAND, JR., PRESIDENT OF EASTLAND CONSTRUCTION, INC.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the 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 official seal at_____, Tennessee, this _____ day of _____, 2001.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared BOBBY EASTLAND, JR. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT of EASTLAND CONTRUCTION, INC. the within named bargainor, and corporation, and that he as such PRESIDENT being authorized so to do, has executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said PRESIDENT, and attesting the same by the said EASTLAND CONSTRUCTION, INC. as such PRESIDENT.

Witness my hand and official seal at office at WILSON COUNTY on this the 27th day of MARCH, 2002

My commission expires:~~03/18/02~~ 12-20-03

Cheryl M. Traverse
Notary Public

CHERYL M. TRAVERSE NOTARY PUBLIC RUTHERFORD COUNTY, TENN. My Commission Expires DEC. 20, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____

_____
Notary Public

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires DEC. 20, 2003