Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 01/15/03 09:20 1pgs
Fees:13.00 Taxes:355.20

20030115-0006182

WARRANTY DEED

Preparer's File #-02H0832

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2002.

(Affix Seal) Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Leah Rosenbaum	Home Mortgage, Inc.	142-09-A-31
846 Todd Preis Drive	305 Turnberry Circle	
Nashville, TN 37221	Brentwood, Tennessee 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PATRICIA ELDRIDGE, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LEAH ROSENBAUM, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Unit No. 30B, on the Plan of Doral Country Villa Condominiums, Section 2, of record in Plat Book 4860, page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gail P. Eldridge and wife, Patricia Eldridge by Deed from Claude H. Steele and wife, Jeanette Steel of record in Book 10538, page 131, said Register's Office. Gail P. Eldridge is now deceased.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **846 Todd Preis Drive, Nashville, Tennessee 37221**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this **27th** day of **September**, **2002**:

Patricia Eldridge

Patricia Eldridge

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA ELDRIDGE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 27th day of September, 2002.

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.