18-B

This Instrument Prepared by F. Brice
Two Devon Square 744 W. Lancaster Ave.
Wayne, PA 19087-2594

Davidson County DEEDWARR
Recvd: 02/19/04 13:31 3pgs
Fees:17.00 Taxes:0.00
20040219-0019349

STFM-08352

WARRANTY DEED

BOOK 10863 PG 227

THIS INDENTURE, made this 20 day of March, A.D., 19 98, between ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MCCARTY, Trustees under Declaration of Trust dated March 1, 1990

EDWARD H. MARTIN, JR. Pennsylvania, First Parties, and

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED Dollars ($ 132,500.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Caldwell Country Estates, Section II, of record in Plat Book 2663, page 128, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same premises which Scott E. Galpin and Patricia A. Galpin, by Deed dated 3-12-98 and recorded in Davidson County, Tennessee in Deed Book Volume , Page &c., granted and conveyed unto Eleanore F. Walker, Joseph T. Hartman, Terrell R. Johnson, Robert W. Bugel and George E. McCarty, Trustees under Declaration of Trust dated March 1, 1990, in fee.

And by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Eleanore F. Walker (L.S.)
and
_____(L.S.) Terrell R. Johnson (L.S.)
Trustees under Declaration
of Trust dated March 1, 1990

STATE OF PENNSYLVANIA }
COUNTY OF Delaware }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Eleanore F. Walker and Terrell R. Johnson, **Trustees under Declaration of Trust dated March 1, 1990**, the within named bargainor, 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 office, in _____ County, this 20th day of March 19 98

_____
Notary Public

My Commission expires _____

RECEIVED
98 MAR 31 PM 3:34
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Map 147-06
Parcel 181.00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER EDWARD H. MARTIN, JR
ADDRESS 310 TIMBERDALE CT.
Nashville TN 37201

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
ADDRESS CAPITAL NORTH AMERICAN MORTGAGE CO.
1201 HUDSON LANE
Monroe, LA 71201

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 132,500.00. Affiant Edward H. Martin, Jr.

Subscribed and sworn to before me this 27 day of March 1998.

Notary Public Denise C. Allis

My comm. exp 5/28/2000

DAVIDSON COUNTY
DENISE C. ALLIS
NOTARY PUBLIC
AT LARGE

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 147-06-0, PARCEL 181.00).

2. All matters as set forth on the Plan of record in Plat Book 2663, page 128, said Register's Office, which plan includes a 50-foot minimum building setback line from TIMBERDALE COURT; a 10-foot public utility and drainage easement along the BACK lot line; and a 2.5 X 30-foot UTILITY ANCHOR EASEMENT easement on the southeast corner of said lot. The owner's certificate was amended in Book 3130, page 555, and Book 3130, page 584, said Register's Office.

3. Restrictive Covenants recorded in Deed Book 1788, Page 108, as amended in Book 2907, page 93, Book 2921, page 87, Book 2921, page 601, Book 3096, page 10, Book 3281, page 605, and Book 3311, page 233, Register's Office for DAVIDSON County, Tennessee.

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