File #200430186

CAROL M. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-22-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martine Boyer	Primary Residential Mortgage, Inc	Map: 96-10-97.00
(NAME) 2913 Teakwood Drive	(NAME) 208 A McGavock Pike	Parcel:
(ADDRESS) Nashville TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARCUS K. ELDRIDGE, MARRIED AND RONALD L. ELDRIDGE, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MARTINE BOYER, UNMARRIED,** hereinafter called the GRANTEE, her 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 all of Lot No. 247, on the Plan of Clover Hill, Section No. V, as shown by plat appearing of record in Plat Book 2133, Page 88, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Marcus K. Eldridge, unmarried (now married) and Ronald L. Eldridge, married, as joint tenants with right of survivorship by Warranty Deed dated June 29, 2001 of record in Instrument No. 20010703-0070590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on plat of record in Plat Book 2133, Page 88; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Christy L. Eldridge, spouse of Marcus K. Eldridge, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that she may have in said property, including but not limited to the marital interest.
Cheryl Lynn Eldridge, spouse of Ronald L. Eldridge, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that she may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 2913 Teakwood Drive, Nashville, TN 37214
(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 GRANTEE, her heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 2nd day of September, 2004.

Davidson County DEEDWARR
Recvd: 09/10/04 09:42 2pgs
Fees:13.00 Taxes:405.15
20040910-0109500

Marcus K. Eldridge

Christy L. Eldridge

Ronald L. Eldridge

Cheryl Lynn Eldridge

STATE OF TEXAS

COUNTY OF Harris

Before me, the undersigned Notary Public, personally appeared Marcus K. Eldridge, and wife, Christy L. Eldridge and Ronald L. Eldridge, and wife, Cheryl Lynn Eldridge, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

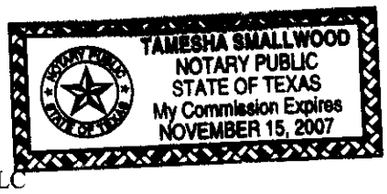
Witness my hand and official seal, this 2nd day of September, 2004.

Tamesha Smallwood

Notary Public

My Commission Expires: 11-15-07

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167