THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 03/28/07 14:06 2 pgs
Fees:12.00 Taxes:0.00
20070328-0037172

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy H. Eldridge, Trustee of the Billy H. Eldridge Revocable Trust 317 Westchester Drive Madison, TN 37115	(same)	Map: 51-2 Parcel: 49

KNOW ALL MEN BY THESE PRESENTS that I, BILLY H. ELDRIDGE, unmarried, hereinafter "Grantor", have this day bargained and sold and do hereby transfer and convey unto BILLY H. ELDRIDGE, Trustee of the Billy H. Eldridge Revocable Trust u/t/a dated February 28, 2007, as heretofore or hereafter amended, his successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, that certain tract or parcel of real property, together with any and all improvements located thereon, located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Holiday Hills, as of record in Book 3600, page 28, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of' Westchester Drive, corner of Lots 9 and 10; thence with the line between said lots westerly 244 feet to a corner of Lot 8; thence with the line between lots 8 and 9 southerly 152.1 feet to the northerly margin of' Holiday Hills Court; thence with said margin southeasterly around a slight curve 36.49 feet to a concrete monument; thence southeasterly around a slight curve 58.58 feet to a concrete monument, and easterly 107.1 feet to the beginning of a curve; thence northeasterly around said curve 39.27 feet to the westerly margin o f Westchester Drive; thence with said margin northerly 150 feet to the point of beginning.

Being the same property conveyed to Billy H. Eldridge and wife, Jane W. Eldridge, by deed from John T. Stilwell and wife, Mildred C. Stilwell, of record, in Book 4299, page 956, Register's Office for Davidson County, Tennessee, the said Jane W. Eldridge having since died.

Said improved property is known as 317 Westchester Drive, Madison, Tennessee 37207.

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) the lien for real property taxes for the current year and subsequent years and (ii) easements, setback lines, and other matters shown on plan of record in Book 3600, page 28, Register's Office for Davidson County, Tennessee.

Grantor further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 U.S.C.A. § 1701j-3 (d) (8). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

WITNESS my hand this 14 day of March, 2007.

Billy H Eldridge
BILLY H. ELDRIDGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jamie Crosslin, a Notary Public of the State and County aforesaid, personally appeared BILLY H. ELDRIDGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of March, 2007.

Jamie Crosslin
Notary Public

My Commission Expires:

11/22/2008

JAMIE CROSSLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER BY THE GRANTOR, WHO DECLINED TO OBTAIN TITLE INSURANCE, A TITLE SEARCH OR A SURVEY AND, THEREFORE, THE PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF THE PROPERTY DESCRIPTION OR STATE OF TITLE TO THE PROPERTY