BOOK 5334 PAGE 809 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Charles H Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Sept., 1978

Notary Public

MY COMMISSION EXPIRES: 3-8-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS AND SPICER ATTORNEYS AT LAW
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Patton (NAME)	Realty Mortgage, Inc. (NAME)	5 DU 15688
132 Luna Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N.E. #8 (STREET ADDRESS)	148-7
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	8

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, WE, PAUL M. RICHARDS AND WIFE, KATHLEEN P. RICHARDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES H. PATTON AND WIFE, CLAUDIA PATTON

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:

LAND in Davidson County, Tennessee, being Lot No. 612 on the plan of Section Six, Cherokee Hills, of record in Book 3842, page 15, Register's Office for said County.

SAID Lot No. 612 fronts 85.0 feet on the northerly margin of Luna Drive and extends back 169.2 feet on the northwesterly line and 153.5 feet on the easterly line to a dead line in the rear, measuring 59.2 feet thereon.

BEING the same property conveyed to Paul M. Richards and wife, Kathleen P. Richards, by deed from James E. Hawkins and wife, Bertha J. Hawkins of record in Book 5168, page 564, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Realty Mortgage, Inc., of record in Book 5168, page 566, said Register's Office and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 132 Luna Drive, Antioch, TN.
(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 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 hand s this 1st day of September, 19 78

Paul M. Richards

Kathleen P. Richards

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul M. Richards and wife, Kathleen P. Richards

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of September 19 78

Commission expires 3-8-80

John V. Acuff
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Paul M. Richards and wife,

TO
Kathleen P. Richards

Charles H. Patton and wife,

Claudia Patton

E 8 7 2 7 2

IDENTIF. REFERENCE

SEP 7 9 26 AM '78

FEE $ TO REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

SEP-7[00]	CONV	43,000.00			
SEP-7[00]	S'TAX		B*	111.80	
SEP-7[00]	PR'FEE		B*	.50	
SEP-7[00]	W'DEED		B*	4.00	* 116.30