WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,584.36

x Algie Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF ~~June~~ July 1979.

E. Brashears
Notary Public

MY COMMISSION EXPIRES: Sep 29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, Attorneys 107 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Algie Patton et ux (NAME)	Churchill Mortgage Company (NAME)	Map 95-14
2106 Jade Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr. NE Suite 309 (STREET ADDRESS)	Parcel 31
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta Georgia 30341 (CITY) (STATE) (ZIP)	

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~~ I, BOBBIE S. BENSON (now Sutton), a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALGIE PATTON and wife, WANDA B. 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. 62 on the Plan of Elm Hill Acres, Section I, as of record in Book 2331, page 67, Register's Office for said County.

Said Lot No. 62 fronts 70 feet on the north side of Jade Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Bobbie S. Benson, a widow, by deed dated July 13, 1967, from Roscoe Foos, Jr. and wife, Bobbie A. Ince Foos, as of record in Book 4155, page 24, said Register's Office.

Grantees herein assume and promise to pay a mortgage indebtedness in favor of Churchill Mortgage Company.

The escrow account as it relates to this property is hereby conveyed to the Grantees, as is the hazard insurance.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

The said Bobbie S. Benson is now Bobbie S. Sutton, a single person, and they are one and the same.

This deed prepared from documents and information provided by the parties.

This is unimproved ( ) improved (X) property, known as 2106 Jade Drive, Nashville, Tennessee 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 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 my hand this 18th day of June, 19 79

Bobbie S. Benson Sutton
Bobbie S. Benson Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobbie S. Benson Sutton

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 19 79

Commission Expires 5-18-81

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE OF

STATE OF
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 purpose 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

F-39696

IDENTIF. REFERENCE

JUL 12 2 20 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM BOBBIE S. BENSON (now Sutton)

TO ALGIE PATTON et ux

TITLE INSURED BY POLICY NUMBER: NONE

The Associates, Inc. Livery of Seisin

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5464 PAGE 180

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4584.36- CO	
			11.96 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			.20 MISC.	
			CHECK 18.66-	
595	A07/12/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 39696

IDENTIF. REFERENCE

JUL 12 2 20 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 696695