| [Address New Owner: | ]Send Tax Bills to: | ]Map-Parcel Numbers] |
|---|---|---|
| [Robert S. and Jennifer Patterson | ]Third National Mortgage | ] 117-2 90 ] 7DA 22675 ] |
| [3003 Medial Avenue | ]P. O. Box 2628 | ] |
| [Nashville, Tennessee 37215 | ]444 James Robertson Pkwy. | ] |
| [ | ]Nashville, TN 37219] | ] |
| [This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238 | | ] |

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand ($115,000.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Dwight A. Wagner and wife, Jill W. Wagner (the "Grantors") have bargained and sold, and by these presents do transfer and convey, unto the said Robert S. Patterson and wife, Jennifer Stratton Johns Patterson (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions:

1. Real estate taxes for the current year which have been prorated between the parties; and

2. Deed of Trust executed by Dwight A. Wagner and wife, Jill W. Wagner, to James L. Roberts, Trustee, dated May 2, 1979, of record in Book 5429, page 837, Register's Office of Davidson County, Tennessee, to secure an indebtedness in the original sum of $64,800.00 payable to Third National Bank.

This is improved property, known as 3003 Medial Avenue.

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, Grantees' heirs and assigns, forever.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $115,000.00.
[
[
[
[
[Subscribed and sworn to before me this 27th day of
[April, 1982.
[
[
[

Affiant

Notary Public
My Commission Expires:

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of April, 1982.

DWIGHT A. WAGNER

JILL W. WAGNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Dwight A. Wagner, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of April, 1982.

Notary Public

My Commission Expires:

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, John E. Murdock III, a Notary Public in and for said County and State, the within named Jill W. Wagner, 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 27th day of April, 1982.

John E Murdock III
Notary Public

My Commission Expires: 11/20/85

EXHIBIT "A"

Land in Davidson County, Tennessee, being lot. No. 10 of Block 6 on the Map of E. L. Hampton's Subdivision of the Stokes Tract, of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 10 fronts 150 feet on the westerly side of Medial Avenue and runs back between lines 140.5 feet on the northerly line and 162 feet on the southerly line to a dead line on which it measures 130.5 feet.

Being the same property conveyed to Dwight A. Wagner and wife, Jill W. Wagner, by deed from James E. Prichard and wife, Betty Lehman Prichard and Kate C. Lehman, a widow, dated May 2, 1979, of record in Book 5429, page 834, said Register's Office for Davidson County, Tennessee.

G 8 8 9 5 6

IDENTIF. REFERENCE

APR 28 10 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF BOOK 5878 PAGE 105

FOR

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 115000.00- CO | |
| | | | 299.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK 311.50- | |
| | | | 4214A04/28/82 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.B. 89956

T
IDENTIF. REFERENCE

APR 28 10 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 878266