3153

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6276 PAGE 167

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs. Keith E. Patterson (NAME)	First Federal Savings and Loan Association of Tullahoma, TN. (NAME)	43-2A
101 Cedarwood Lane (STREET ADDRESS OR ROUTE NUMBER)	308 North Jackson Street (STREET ADDRESS)	101
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Tullahoma, TN. 37388 (CITY) (STATE) (ZIP)	11D-31063

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,

JAMES R. GROSECLOSE a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH E. PATTERSON and wife PAT PATTERSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Unit No. 101 on the Plan of Cedarwood Courtyard Homes, a planned unit development, as of record in Plat Book 5200, pages 60 & 61, as clarified in Book 5497, page 800, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James R. Groseclose by deed from Cedarwood Courtyard Homes, Inc. of record in Book 5513, page 50, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Covenants, Conditions and Restrictions of record in Book 5405, page 661; (3) Easements in Book 4845, page 36; (4) All matters appearing on the Plan of record in Plat Book 5200, page 60; and (5) By-Laws of record in Book 5307, page 301, said Register's Office.

I 1:7 2 1:3

IDENTIF. REFERENCE

APR 23 2 44 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved(XX) property, known as 101 Cedarwood Lane Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of April, 19 84

JAMES R. GROSECLOSE

STATE OF TENNESSEE

COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. GROSECLOSE 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 16th day of April, 19 84.

My commission expires 1/20/85 Notary Public

*or proved to me on the basis of satisfactory evidence,

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged himself to be of the the within named bargainor, a corporation, and that as such, 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.

Witness my hand and official seal, at, this day of, 19.

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 19 84

MY COMMISSION EXPIRES: 1/20/85

(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES R. GROSECLOSE

TO KEITH E. PATTERSON and wife, PAT PATTERSON

Return To:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

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

RECEIVED OF _____

FOR _____

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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

49500.00- CAMT.
120.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 135.20-
0675A04/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:72 1:3

IDENTIF. REFERENCE T

APR 23 2 44 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30367