# WARRANTY DEED

Box 38

*THIS INSTRUMENT PREPARED BY*
GEORGE E. MUDTER, JR., ATTY.
C11 The Paddock, 229 Ward Circle
Brentwood, Tennessee 37027

BOOK 6489 PAGE 197

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ms. Janeth R. Fuller (NAME) | Mortgage Corporation of the South (NAME) | 161-11A |
| 435 Huntington Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 10726 (STREET ADDRESS) | 222 |
| Nashville, Tn. 37211 (CITY) (STATE) | Birmingham, Al 35202 (P. O. ZIP) (CITY) (STATE) (ZIP) | 6DU-76592 |

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 P. PATTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANETH R. FULLER

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. 222 on the Plan of Huntington Ridge Townhouses as of record in Plat Book 4675, page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James P. Patton, unmarried, by deed from William Turner Sawyer and wife, Joyce T. Sawyer, of record in Book 6025, page 405, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes which have been assumed by the Buyer; (2) Declaration of covenants, conditions and restrictions of record in Book 4729, page 687, amended in Book 4889, page 905 and Book 5394, page 243; and (3) All matters appearing on the Plan of record in Plat Book 4675, page 9, said Register's Office.

Theresa Patton, wife of James P. Patton, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all martial rights, which she may have in the subject property.

As part of the consideration for this transfer, the grantee herein assumes and agrees to pay, the principal balance now due, plus future interest on a certain note, dated March 11, 1983, in the original principal sum of $46,900.00, payable to Third National Mortgage Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6025, page 408, assigned to Mortgage Corporation of the South in Book 6039, page 604, said Register's Office.

I.B.I. 7:44

IDENTIF. REFERENCE

FEB 7 3 16 PM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 435 Huntington Ridge Drive Nashville, Tennessee 37211

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 5th day of February, 1985

James P. Patton
JAMES P. PATTON

Theresa Patton
THERESA PATTON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES P. PATTON and wife, Theresa Patton

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 5th day of February, 19 85.

My commission expires 1/10/89 Notary Public George E. Mudter, Jr.

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self 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 $ 61,000.00

Janeth R. Fuller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 19 85.

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL) George E. Mudter, Jr. Notary Public

3614 02/07 165.10- CHECK

WARRANTY DEED

FROM JAMES P. PATTON and wife

TO THERESA PATTON

JANETH R. FULLER

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

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

RECEIVED OF _____

FOR _____ BOOK 6489 PAGE 199

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 61000.00- CAMT.<br>168.60 CSTAX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 165.10- | |
| 961AA02/07/85 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEB 7 4 47 PM '85
IDENTIF. REFERENCE
FEB 7 9 16 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107056