File Box 38

#3787

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Attorney
C-11 The Paddock, 229 Ward Circle
Brentwood, Tennessee 37027

BOOK 6542 PAGE 877

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DOROTHY E. PATTON (NAME)	Zeitlin Financial Services, Inc. (NAME)	Map 142-8B
Unit 92, 300 Chimney Hill (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 92
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	9D-2306

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, SALLY F. CLEMMONS MERCER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOROTHY E. PATTON

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. 92 on the Plan of Coronada Town Home Condominiums, Phase IV, as of record in Plat Book 5200, page 217, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Sally F. Clemmons by deed from Kathleen L. O'Reilly Garrett and husband, Michael J. Garrett of record in Book 6126, page 119, said Register's Office.

John P. Mercer, spouse of Sally F. Clemmons Mercer, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Sally F. Clemmons Mercer.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4901, page 679, Book 4901, page 702, Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269; (3) Easements of record in Book 4788, page 761, and Book 4816, page 965; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 217, said Register's Office.

unimproved ( )
This is improved (X) property, known as Unit 92, 300 Chimney Hill, Nashville, Tennessee 37221

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 19th day of April, 19 85

Sally F. Clemmons Mercer
SALLY F. CLEMMONS MERCER

John P. Mercer
JOHN P. MERCER

BOOK 6542 PAGE 878

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 Sally F. Clemmons Mercer and husband, John P. Mercer 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 22nd day of April, 1985.

My commission expires 10-19-86 Notary Public Roslyn K. Shamberg

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 _____

$9666.1

IDENTIFICATION REFERENCE

APR 26 3 37 PM 1985

FILED, RECORDED & RECEIVED
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Dorothy E. Vetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 1985.

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM SALLY F. CLEMMONS MERCER

TO and husband, JOHN MERCER

Please 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 6542 PAGE 879

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

81000.00- CONT.
210.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 217.10-
2181A04/26/86 34L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 9 9 6 5

IDENTIF. REFERENCE

APR 28 3 37 PM '86

REGISTER
DAVIDSON COUNTY, TN

No. 129015