THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 8 of 8

ADDRESS NEW OWNER:
John Frank Patton
300 Scott Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Mortgage Corp. of the South
2119 Sixth Avenue North
P. O. Box 10726
Birmingham, Alabama 35202

MAP-PARCEL NUMBERS:
27W-4585
83-6-157

BOOK 6507 PAGE 346

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randal C. Keene and wife, Emily R. Keene hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Frank Patton hereinafter called the Grantee, Grantee's 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 part of Lot No. 11 on the original plan of Brownsville, of record in Book 21, page 9, Register's Office for said County.

SAID part of Lot No. 11 fronts 80 feet on the easterly margin of Scott Avenue and extends back between parallel lines with the northerly margin of Benjamin Street, formerly Locke Street, 200 feet to a dead line.

BEING the same property conveyed to Randal C. Keene and wife, Emily R. Keene by deed from Katie L. Bradbury, a widow, of record in Book 6090, page 102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Mortgage Trust Company, of record in Book 6090, page 105, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 300 Scott Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of July, 19 85.

Emily R. Keene

Randal C. Keene

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of July, 19 85, before me personally appeared Randal C. Keene and Emily R. Keene, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6607 PAGE 347

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 52,155.82.

John F. Patton
Affiant

Subscribed and sworn to before me, this the 15th day of July, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Randal C. Keene and wife,
Emily R. Keene

to:

John Frank Patton

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23855)

dp

IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 16 2 47 PM '85

$ 52,155.82

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6807 PAGE 348

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52155.82- CAPT.	
			135.72 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	142.22-
8231	A	07/16/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 1 2 1

IDENTIF. REFERENCE

JUL 16 2 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154422