FILE BOX "7" FILE NO. 17590

file 7

FORM NO. WD

BOOK 6758 PAGE 401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 1985

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN F. PATTERSON	METROPOLITAN FEDERAL SAVINGS & LOAN	
Unit 22A (NAME)	(NAME)	
506 Clubhouse Court	230 Fourth Avenue, North	162-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN. 37013	Nashville, Tennessee 37219	13
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, I, MAXIE PATTON, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN F. PATTERSON, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 22A, on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, as of record in Book 6250, page 314, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the part of the same property conveyed to Maxie Patton, Trustee by Quitclaim Deed from Barry Zeitlin d/b/a Barry Zeitlin Development Company and wife, Linda Zeitlin and Barry Zeitlin and wife, Linda Zeitlin, of record in Book 6644, Page 775, Register's Office for Davidson County, Tennessee.

Grantor reserves unto himself, his heirs, successors and assigns a 10 foot easement for egress and ingress as described on the attached legal description which shall run with the land.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book , page , Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (XX) property, known as Unit 22A, 506 Clubhouse Court, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 19th day of December, 1985

Maxie Patton, Trustee by Mary Zeitlin, Attorney-in-Fact

MAXIE PATTON, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for 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 himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19th day of December, 1985, before me personally appeared GARRY ZEITLIN, to be known to be the person who executed the foregoing instrument in behalf of MAXIE PATTON, Trustee, as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said MAXIE PATTON, Trustee, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of December, 1985.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 1-10-89

Prepared by: James L. Terry & Associates
2812 Branwood Drive
Nashville, Tenn 37214

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LEGAL DESCRIPTION

Being a 10 foot egress and ingress easement lying along the southwesterly line of lot 22 A on the plan of Hickory Park Villas as of record in Book 6250, Page 314, Register's Office Of Davidson County, Tennessee.

Beginning at the common front corner of lots 22 and 23 on the plan of Hickory Park Villas as of record in Book 6250, Page 314, Register's Office of Davidson County, Tennessee; thence running with the said common line of lots 22 and 23 north 60 degrees, 53 minutes, 15 seconds west a distance of 124.4 feet to the common rear corner of lots 22 and 23; thence leaving the said common line of lots 22 and 23 and running with the rear of said lot 22 north 43 degrees, 19 minutes, 44 seconds east a distance of 10.3 feet to a point; thence leaving the said rear line of lot 22 and running with a line 10 foot north of and parallel to the common line of lots 22 and 23 south 60 degrees, 53 minutes, 15 seconds east a distance of 122.1 feet to a point lying on the northwesterly margin of Clubhouse Lane; thence running with Clubhouse Lane in a southerly direction a distance of 10 feet, more or less, to the point of beginning.

6 7 2 3 9

IDENTIFICATION REFERENCE

JAN 8 3 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

66900.00- CONT
173.94 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 183.44-
3954A01 08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67239

IDENTIFICATION REFERENCE

JAN 8 3 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208758