THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6816 PAGE 41

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MAXINE H. TODD (NAME)	THE LOMAS NETTLETON CO. (NAME)	MAP 83-15
2803 FORTLAND DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 4231 (STREET ADDRESS)	PARCEL 43
NASHVILLE, TN 37206 (CITY) (P. O. ZONE) (STATE)	HOUSTON, TEXAS 77210 (CITY) (ZONE) (STATE)	15DA-54863

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 5979, page 850, and re-recorded in Book 6004, page 498 ,Register's Office for Davidson County, Tennessee, which Grantee promises to pay and hold Grantor harmless from same, we

James A. Patton et ux, Theresa R. Patton, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said MAXINE H. TODD, a single person, hereinafter referred to as Grantee,

her ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Fortland Park, Section 2, of record in Book 2900, page 40, Register's Office for said County, described as follows:

Said Lot No. 71 fronts 80 feet on the southerly side of Fortland Drive and runs back between lines 118.52 feet on the easterly line and 162 feet on the westerly line to a broken line in the rear on which it measures 104.9 feet.

Being the same property conveyed to James A. Patton et ux, Theresa R. Patton by deed from Annie P. West of record in Book 5979, page 847, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,500.00

Subscribed and sworn to before me, this the 21st day of March 19 86

Affiant

My commission expires: 11-12-89 (Affix Seal)

Notary Public

MONTGOMERY
NOTARY PUBLIC
DAVIDSON COUNTY

unimproved ( )
This is improved (X) property, known as 2803 FORTLAND DRIVE, NASHVILLE, TENNESSEE 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her ..... *(successors), heirs and assigns forever.* We ... *covenant that* ..we..are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We ..... *further covenant and bind* ....ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* ...Grantee, her ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s ... *this* 21st ..... *day of* MARCH ..... 19 86 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

JAMES A. PATTON

MAXINE H. TODD

THERESA R. PATTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. PATTON ET UX, THERESA R. PATTON AND MAXINE H. TODD

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at MADISON, Tennessee, this 21ST day of MARCH, 19 86.

Deana L. Montgomery
Notary Public

Commission expires 11-12-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

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

Notary Public

Commission expires

WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 31 8 32 AM '86

IDENTIFICATION REFERENCE

87120

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6816 PAGE 43

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

50500.00- CAMT.
131.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 137.80-
7620A03/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87120

IDENTIFICATION REFERENCE

MAR 31 8 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232031