STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Maxie O. Patton III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 1986

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 9-19-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxie O. Patton, III	OWNER	MAP 85-13
(NAME)	(NAME)	
235 Cliftdale Drive		PARCEL 48
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Marie Ferguson Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maxie O. Patton, III, unmarried

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.

BEING the northerly part of Lot No. 32 on the revised plat of Cliffdale Subdivision, as of record in Book 974, Page 49, Register's Office, Davidson County, Tennessee: said part of Lot No. 32 begins at a point in the easterly margin of Cliffdale Road, as relocated, the common corner of Lots No. 31 and 32: thence south 70 degrees 23' 28" east 254.41 feet to an iron pin; south 11 degrees 07' 10" west 81 feet to an iron pin, said iron pin being 29' north of the common rear corner of Lots 32 and 33; thence north 86 deg. 09' 42" west 157.37 feet to an iron pin in the easterly margin of Cliffdale Rd., as relocated; thence north 33 degrees 46' 14" west 139.28 feet to the point of beginning; containing 0.436 acres.

Being the same property conveyed to Marie Ferguson Roberts by deed from Sid Hudson and wife, Carrie Lynn Hudson, of record in Book 6727, Page 583, Register's Office for said County.

338214

IDENTIFICATION REFERENCE

AUG 21 9 16 AM '86

This is unimproved / improved XX property, known as 235 Cliftdale Drive, Nashville, TN 37214
(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 heir 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 covey 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 August, 1986

Marie Ferguson Roberts
Marie Ferguson Roberts

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 Marie Ferguson Roberts

the bargainor ____, with whom I am personally acquainted/and who acknowledged that She (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 1986

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted/and who upon (his oath/their several oaths) acknowledged (himself/themselves) (or proved to me on the basis of satisfactory evidence) to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that (he)/(they) as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____

My commission expires ____

Notary Public

WARRANTY DEED

FROM

Marie Ferguson Roberts

TO

Maxie O. Patton, III

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 6955 PAGE 474

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

46000.00- CAMT.
128.00 CSTAX
.50 PRFEE
6.00- WDEED
CHECK 135.30-
2627A08/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3824

TENNESSEE

Aug 21 9 16 AM '86

No. 285647