WARRANTY DEED

BOOK 6996 PAGE 301

FROM: P&D PROPERTIES, a partnership

TO: BRENDA K. PATTAT

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
Brenda K. Pattat 370 Wallace Rd. #E-6 Nashville, TN 37211	Metropolitan Federal Savings & Loan Assoc. P. O. Box 110250 Nashville, TN 37211	147-3-B PAR 059 ell

This instrument prepared by: Orville Almon, Jr., Esq., 1014 16th Avenue South, Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $38,477.21.

Brenda K. Pattat
AFFIANT

Subscribed and sworn to before me, this the 30th day of September, 1986.

Susan L. Basford
NOTARY PUBLIC

My Commission Expires: May 13, 1989

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars the receipt of which is hereby acknowledged, P&D PROPERTIES, a partnership, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto BRENDA K. PATTAT hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. E-6, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being part of the same property conveyed to P&D PROPERTIES, a partnership by deed of record in Book 6732, page 453, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit E-6, Southern Hills Condominium, 370 Wallace Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title insurance policy furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Southern Hills Condominium and Southern Hills Condominium Association, Inc. Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Southern Hills Condominium Association, Inc. in connection with Southern Hills Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure payment of all assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of September, 1986, as of September 30, 1986.

48240

IDENTIFICATION REFERENCE

OCT 1 1 22 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

P&D PROPERTIES, a partnership

Phillip R. Graham
PHILLIP R. GRAHAM, Partner

Del Rene Bryant
DEL RENE BRYANT, Partner

"GRANTOR"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared PHILLIP R. GRAHAM and DEL RENE BRYANT with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the sole partners of P&D PROPERTIES, a partnership, the within named bargainor, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this the 30th day of September, 1986.

Susan L. Basford
NOTARY PUBLIC

My Commission Expires: May 13, 1989

SUSAN L. BASFORD NOTARY PUBLIC DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 6996 PAGE 303

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

38477.21- CAMT.
107.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 114.30-
8941A 10/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48240

IDENTIFT REFERENCE

OCT 1 1 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301598