BOOK 7189 PAGE 358

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF March, 19 87

Notary Public

MY COMMISSION EXPIRES: 7-18-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Edwin Smith (NAME)	Southwest Mortgage & Financial (NAME)	MAP 96-10
2931 Teakwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1515 Cap. of TX Hwy. S., Ste 103 (STREET ADDRESS)	PARCEL 106
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Austin, Texas 78746 (CITY) (STATE) (ZIP)	32D-5877Ø

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, Daniel J. Patterson and wife, Debora Ann Patterson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Edwin Smith, 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:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Cloverhill Subdivision, Section 2, as of record in Book 2133, page 45, Register's Office for said County.

Beginning at a point in the southerly margin of Teakwood Drive, the common front corner of Lots Nos. 120 and 121; thence eastwardly 80 feet with the said margin of said Drive, to a point, the beginning of a curve; thence southeastwardly around said curve 30.56 feet to a point in the westerly margin of Ironwood Drive; thence southwardly with said margin of said Drive, 130.8 feet to a point; thence westwardly 82.3 feet to a point; thence northwardly 150 feet to the point of beginning.

Being the same property conveyed to Daniel J. Patterson and wife, Debora Ann Patterson by deed from Vassie Lee Blanton, unmarried of record in Book 5555, page 209, Register's Office for Davidson County, Tennessee.

Debora Ann Payne now being married one and the same as Debora Ann Patterson.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 2931 Teakwood Drive, Nashville, Tennessee 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 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 our hands this 27th day of March, 19 87

Daniel J. Patterson

Debora Ann Patterson

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 Daniel J. Patterson and wife, Debora Ann Patterson

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 19 87.

Commission expires 7-18-87

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 (their several oaths) acknowledged (themselves) 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
Daniel J. Patterson and wife, Debora Ann Patterson

TO
Kenneth Edwin Smith, unmarried

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
1187 Valtee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Valtee Boulevard
Nashville, Tennessee 37217

10368

IDENTIFICATION REFERENCE

APR 2 9 05 AM '87

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

469[illegible].00- CAMT.
13[illegible].00 STAX
.50 [illegible]
6.00 WDT.D
CHECK 137.02-
93:5A04/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10368

IDENTIFICATION REFERENCE

APR 2 9 05 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64270