BOOK 7226 PAGE 49 BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES 7/25/87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
William Luther Patton et al (NAME)	City Federal Savings Bank (NAME)	GO14111
125 Moncrief Avenue (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	018-16-0-170.00
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (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, Jerry S. O'Day and wife, Alsue F. O'Day

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Luther Patton and wife, Debbie L. Patton and Geraldine Harper

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:

A certain tract or parcel of land situated in Goodlettsville, County of Davidson, State of Tennessee, described as follows: Land in the 10th Civil District of Davidson County, Tennessee, being known as part of Lot No. 2 on the Map of D. E. McCoin property at Goodlettsville, Tennessee, not of record and described according to a copy of a survey by J. R. Scott, Surveyor, dated February 13, 1950, as follows:

Beginning at a point on the northerly margin of Moncrief Street, at the common corner of Lots 1 and 2 on said plan, being the southwest corner of the property conveyed to Fentress by deed of record in Book 1916, Page 228, Register's Office for said County; thence with his west line, northwardly 134 feet to the southerly line of S. H. Wilhoite Property; thence with Wilhoite's south line, South 89 degrees west 70 feet to a point at the common corner of Lots 2 and 3 thence southerly 140 feet, more or less, to a point on the northerly margin of Moncrief Avenue or Street, being 5 feet east of the corner of Lots 2 and 3; thence with the margin of said Street, easterly 55 feet to the beginning.

Being the same property conveyed to Jerry S. O'Day and wife, Alsue F. O'Day by deed from Chester E. Hardy, III, and wife, Tammy Marie of record in Book 6045, Page 473, Register's Office for Davidson County, Tennessee.

2484

IDENTIFICATION REFERENCE

MAY 5 1 57 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 125 Moncrief Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P. O. Address) (City or Town)

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 30th day of April, 1987

Jerry S. O'Day

Alsue F. O'Day

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Jerry S. O'Day and wife, Alsue F. O'Day

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 30th day of April, 1987.

NOTARY PUBLIC

My commission expires: 7-8-87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____, of 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 President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM
Jerry S. O'Day and wife,
Alsue F. O'Day

TO
William Luther Patton and wife,
Debbie L. Patton and Geraldine Harper

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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
WO - 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.	
			141.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	147.90-
3259A	05/05/87		BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2248.4

IDENTIFICATION REFERENCE

MAY 5 1 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77888