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4153 6

IDENTIFICATION REFERENCE

JUN 30 3 17 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Robert S. Marcotte and wife, Betty Lou Marcotte 1219 Chickering Road Nashville, TN 37215	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 130-14 Parcel # 8

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ARTHUR KNOX PATTERSON AND WIFE, MARSHA T. PATTERSON, do hereby transfer and convey unto ROBERT S. MARCOTTE AND WIFE, BETTY LOU MARCOTTE, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, as of record in Book 1130, Page 87, Register's Office for said County.

SAID Lot fronts 200 feet on the west side of Chickering Road and runs back 304.4 feet on the north line and 305.4 feet on the south line to a dead line on which it measures 200 feet.

BEING the same property conveyed to Arthur Knox Patterson and wife, Marsha T. Patterson by deed from George W. Crook and wife, Emily K. Crook of record in Book 5256, Page 392, Register's Office for Davidson County, Tennessee.

THE last known recorded instrument regarding this property is a Deed of Trust of record in Book 5258, Page 509, Register's Office for Davidson County, Tennessee.

This is improved real property known as 1219 Chickering Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ROBERT S. MARCOTTE AND WIFE, BETTY LOU MARCOTTE, their heirs, successors and assigns forever.

The undersigned covenant with the said ROBERT S. MARCOTTE AND WIFE, BETTY LOU MARCOTTE, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Revised Plan of B. E. Woodard's Warner Park Subdivision, as of record in Book 1130, Page 87, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said ROBERT S. MARCOTTE AND WIFE, BETTY LOU MARCOTTE, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 29 day of June, 1987.

Arthur Knox Patterson
ARTHUR KNOX PATTERSON

Marsha T Patterson
MARSHA T. PATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joe B. Palmer III, a Notary Public in and for said State and County, ARTHUR KNOX PATTERSON AND WIFE, MARSHA T. PATTERSON, the within named the within bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of June, 1987.

James S. Palmer III
NOTARY PUBLIC

My Commission Expires: 7-9-89

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $685,000.00.

Robert S. Marcotte
AFFIANT

Sworn to and subscribed before me this 29 day of June, 1987.

James S. Palmer III
NOTARY PUBLIC

My Commission Expires: 7-9-89

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

665000.00- CAMT.
1918.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 1924.50-
5168A06/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 5 3 6

IDENTIFT REFERENCE

JUN 30 3 17 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99335