Bat 37

Address New Owner:	Map-Parcel Numbers:
Marsha Tanner Patterson 4401 Charleston Place Circle Nashville, Tennessee 37215	130-8B 9
Send Tax Bills To:	**Address of Mortgagee:**
Same	None

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Neal L. Hufford and wife, Susan D. Hufford (the "Grantors"), has bargained and sold, and by these presents does transfer and convey unto the said Marsha Tanner Patterson (the "Grantee"), Grantee's heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those items reflected in Exhibit B which is attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $289,500.00.

Neal L. Hufford
Affiant

Subscribed and sworn to before me this 14TH day of July, 1987.

Notary Public
My Commission Expires: 11-12-90

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved property, known as 4401 Charleston Place Circle.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of July, 1987.

GRANTORS:

Neal L. Hufford

Susan D. Hufford

STATE OF Tenn.

COUNTY OF Davidson

Personally appeared before me, Genny Jeffries, Notary Public, Neal L. Hufford, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 1987.

Notary Public

My Commission Expires: 11-12-98

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STATE OF Tenn.

COUNTY OF Davidson

Personally appeared before me, Genny Jeffries, Notary Public, Susan D. Hufford, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14TH day of July, 1987.

Genny Jeffries
Notary Public

My Commission Expires: 11-12-90

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 1, Lot 6, as depicted on the Condominium Site Plan of Charleston Place, Lot No. 6, as of record in Book 5800, page 286, Register's Office for Davidson County, Tennessee, the horizontal property regime thereof having been established by Master Deed of record in Book 5965, page 880, amended in Book 6071, page 499, and made applicable to Lot No. 6, by Supplemental Declaration, of record in Book 6157, page 879, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neal L. Hufford and wife, Susan D. Hufford by deed from Bruce Zeitlin Homes, Inc. of record in Book 6161, page 678, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes for 1987, a lien, but not yet due and payable; to be prorated between the parties.

2. The Horizontal Property Regime having been established by Master Deed of record in Book 5965, page 880, amended in Book 6071, page 499, and made applicable to Lot No. 6 by Supplemental Declaration, of record in Book 6157, page 879 and Book 6122, page 319, Register's Office for Davidson County, Tennessee.

3. Easement for public utilities, anchor easements and building setback lines and conditions of Owner's Certificate as shown on Plan of record in Book 5800, page 286, Register's Office for Davidson County, Tennessee.

4591 1
IDENTIFT REFERENCE
JUL 15 10 40 AM '87
FELIX Z. ZELLER JR. 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

289500.00- CONT.
810.60 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 826.10-
0048A07/15/87 BAL .70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.9.1-1-

IDENTIFICATION REFERENCE

JUL 15 10 40 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 104214