ADDRESS NEW OWNER AS FOLLOWS:
Patricia Ann Robinson Wells
418 Barbara Drive
Madison, Tennessee 37115

THIS INSTRUMENT PREPARED BY:
Rollie L. Woodall
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201

SEND TAX BILLS TO:
SAME

MAP - PARCEL NUMBER:
MAP 51-03, Parcel 140

3701 01/15 0101 03CHECK 179.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of thirty-two thousand six hundred eighty-five and eighty-nine one-hundredths Dollars ($32,685.89) cash in hand paid by Patricia Ann Robinson Wells, feme sole, (hereinafter referred to as "Grantee") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the further consideration that the said Patricia Ann Robinson Wells, feme sole, hereby assumes, and hereby agrees to pay according to the provisions thereof, the unpaid balance owed upon a certain promissory note dated July 10, 1978, drawn payable by Phillip R. Robinson and wife, Christy C. Robinson, to the order of the Edith Hollins Horn in the principal amount of $32,500.00 secured by an Installment Deed of even date recorded July 10, 1978, in Book 5309, Page 152, Register's Office for Davidson County, Tennessee, conveying the hereinafter described improved real property in trust to Earl J. Porter, Jr., Trustee; we, Phillip R. Robinson and wife, Christy C. Robinson, have this day bargained and sold, and do hereby transfer and convey unto the said Patricia Ann Robinson Wells, feme sole, and her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being Lot No. 58 on the Map of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for said County, described as follows:
>
> BEGINNING at a point on the northerly margin of Barbara Drive, the common corner of Lots Nos. 57 and 58; thence with the line between said lots, northerly 142.9 feet to a corner of Lot No. 59; thence with the line between Lot Nos. 58 and 59, westerly 123 feet to the easterly margin of Vantrease Road; thence with the margin of said road, southerly 125 feet to the beginning of a curve; thence along said curve, southeasterly 31.42 feet to a point on the north margin of Barbara Drive; thence with the margin of said drive, easterly 78.94 feet to a point, and continuing with the same easterly 46.06 feet to the beginning.
>
> BEING the same property conveyed to Phillip R. Robinson and wife, Christy C. Robinson, by Installment Deed from Edith B. Hollins Horn and husband, Herbert B. Horn, of record in Book 5309, Page 152, Register's Office for Davidson County, Tennessee.

This is improved real property known as 418 Barbara Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, her heirs and assigns, forever.

AND Phillip R. Robinson and wife, Christy C. Robinson, do hereby covenant with the Grantee, her heirs and assigns, that

they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1988 property taxes and assessments, which have been prorated and assumed by Grantee; (b) Installment Deed from Phillip R. Robinson and wife, Christy C. Robinson, to Earl J. Porter, Jr., Trustee, to secure payment of a $37,500.00 indebtedness to Edith B. Hollins Horn, recorded in Book 5309, Page 152, Register's Office for Davidson County, Tennessee; and (c) Easements, setback lines, and restrictions of record. Phillip R. Robinson and wife, Christy C. Robinson do further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties have set their hands to this indenture this the 14th day of January, 1988.

PHILLIP R. ROBINSON

Christy C. Robinson
CHRISTY C. ROBINSON

Patricia Ann Robinson Wells
PATRICIA ANN ROBINSON WELLS

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is sixty-one thousand seven hundred fifty and no one-hundred Dollars ($61,750.00).

Patricia Ann Robinson Wells
AFFIANT

Subscribed and sworn to before me, this the 14th day of January, 1988.

Rollie L. Woodall
NOTARY PUBLIC

ROLLIE L. WOODALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: July 25, 1989.

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, Rollie L. Woodall, a Notary Public in and for said County and State, the within named Phillip R. Robinson and wife, Christy C. Robinson, and Patricia Ann Robinson Wells, feme sole, the 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of January, 1988.

Rollie L. Woodall
NOTARY PUBLIC

My Commission Expires: July 25, 1989.

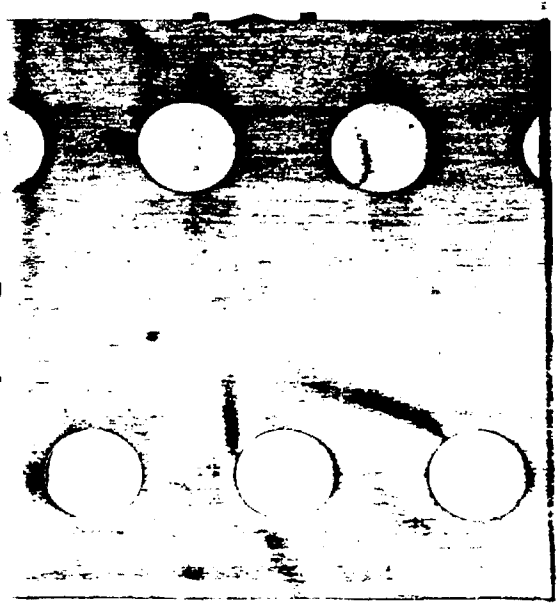
ROLLIE L. WOODALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

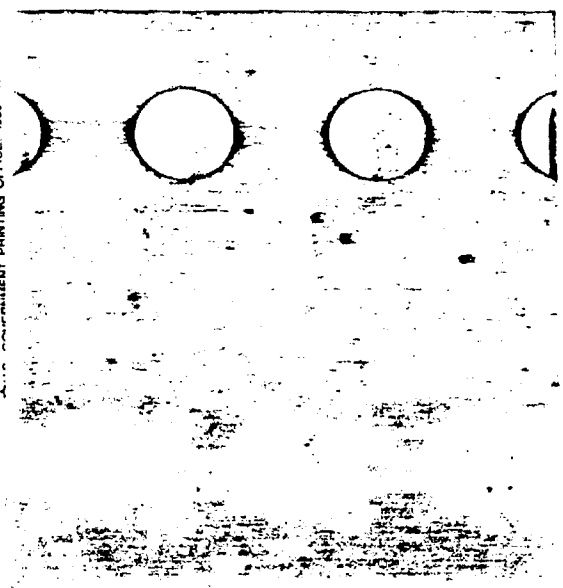
97626

IDENTIFICATION

JAN 15 8 57 AM '88

DAVIDSON COUNTY, TN





U.S. GOVERNMENT PRINTING OFFICE: 1986—491-488/45551

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7449 PAGE 577

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 61750.00
CON TX 172.76
PRFEE 0.50
WDEED 6.00
TOTAL 179.26
CHECK 179.26

01/15/88 01 08:59 0001 8302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97626

IDENTIFI REFERENCE

JAN 15 8 57 AM '88

DAVIDSON COUNTY, TN

No. 53279