THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
Madison Title Company
P.O. Box 1368
Madison, Tennessee 37116

WARRANTY DEED

BOOK 7735 PAGE 383

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ritchie B. Patton (NAME)	SAME (NAME)	Map 42-7-A
572 Heritage Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 165
Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D-93280

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------$10.00---------- *Dollars,*
Cash in hand paid by the Grantee herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated October 20, 1986, executed by Charles R. Brown and wife, Janet Brown, payable to the order of Alantic Coast Mortgage Company, in the original principal amount of $69,850.00, of record in Book 7022, page 950, and assigned to Chemical Mortgage Company, dated October 20, 1986, of record in Book 7119, page 194, Register's Office, Davidson County, Tennessee, which the Grantee herein agrees to assume in full and hold Grantors harmless from same,

We, CHARLES R. BROWN and wife, JANET BROWN

have this day bargained and sold, and do hereby transfer and convey unto the said RITCHIE B. PATTON

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 406, Heritage Square, Phase Four, of record in Plat Book 6250, page 178, Register's Office for Davidson county, Tennessee, to which plat reference is being made for a more complete legal description.
Being the same property conveyed to Charles R. Brown and wife, Janet Brown, by deed from Fox Ridge company, a Limited Partnership, of record in Book 7022, page 947, Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Plat Book 6250, page 178 and Book 6407, page 59, Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,439.85

Subscribed and sworn to before me this the 22 *day of* December, 19 88

My commission expires: 10-17-92 *(Affix Seal)*

Affiant

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 572 Heritage Lane, Madison, Tennessee 37115
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 22 *day of* December, 19 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHARLES R. BROWN, Grantor

JANET BROWN, Grantor

RITCHIE B. PATTON, Grantee

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7735 PAGE 384

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Charles R. Brown and wife, Janet Brown

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 purposes therein contained*

Witness my hand and official seal at Madison, *Tennessee, this* 21st *day of* December, *19* 88

Commission expires Oct. 17, 1992 — *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *self to be* _____ *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* _____ *self as* _____

0684 12/22 0101 03CHECK 255.32

Witness my hand and seal, at office in _____ *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RITCHIE B. PATTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this 22nd day of December, 1988.

Notary Public

My Commission Expires: Oct 17, 1992

RUSH

IDENTIFICATION REFERENCE

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN

88 DEC 22 3 49 PM

96273

WARRANTY DEED

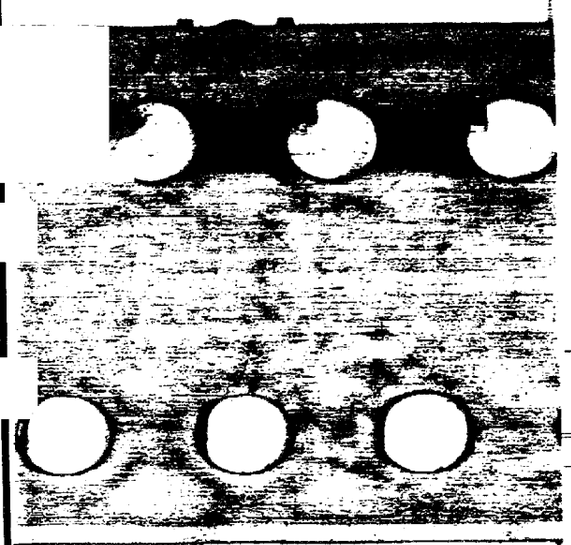
FROM

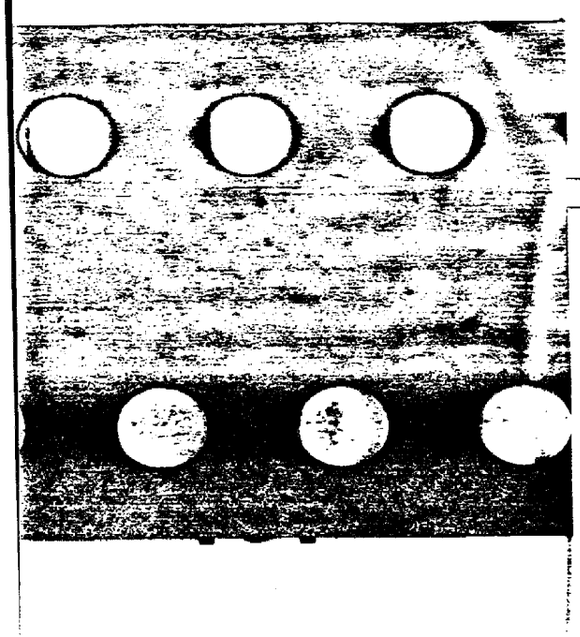
Charles R. Brown, etux

TO

Ritchie B. Patton

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710





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

RECEIVED OF _____

FOR _____

BOOK 7735 PAGE 385

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

CAMT 75439.95
CON TX 248.82
PRFEE 0.50
WDEED 6.00
TOTAL 255.32
CHECK 255.32

12/22/88 01 15:49 0001 0684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96273.

IDENTIFICATION REFERENCE

Dec 22 3 49 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 166823