File Box #24

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

David H Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 90.

Willie Seagraves
Notary Public

MY COMMISSION EXPIRES: 5-13-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
David H. Patterson (NAME)	Investors Federal Savings Bank (NAME)	15DZ-54605
2207 Stratford Avenue (STREET ADD ESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	MAP 72-12
Nashville, TN. 37216 (CITY) (STATE) (P O ZIP)	Hendersonville, TN. 37075 (CITY) (STATE) (ZIP)	PARCEL 103

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, Mary E. Hager, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David H. Patterson and wife, Karen L. Patterson, as tenants by the entirety

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:

BEING Lot No. 95, Plan of Dalewood, Section I, of record in Book 1424, Page 108, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Thomas F. Hager and wife, Mary E. Hager by deed from John D. Phipps and wife, Myrtle D. Phipps of record in Book 1759, Page 419, Register's Office for Davidson County, Tennessee. The said Thomas F. Hager having since died.

This conveyance is subject to a public utility easement and minimum building setback line, of record in Book 1424, Page 108, Register's Office, Davidson County, Tennessee.

DAVIDSON COUNTY TN.
FEB 26 | 22 PM '90
IDENTIF. REFERENCE
06316

This is improved (X) unimproved ( ) property, known as 2207 Stratford Avenue, (House Number) (Street) Nashville, TN. 37216 (P O Address) (City or Town) (Postal Zip)

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 my hand this 23rd day of February, 19 90

Mary E Hager
Mary E Hager

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary E. Hager, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 1990

Commission expires 5-13-90

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

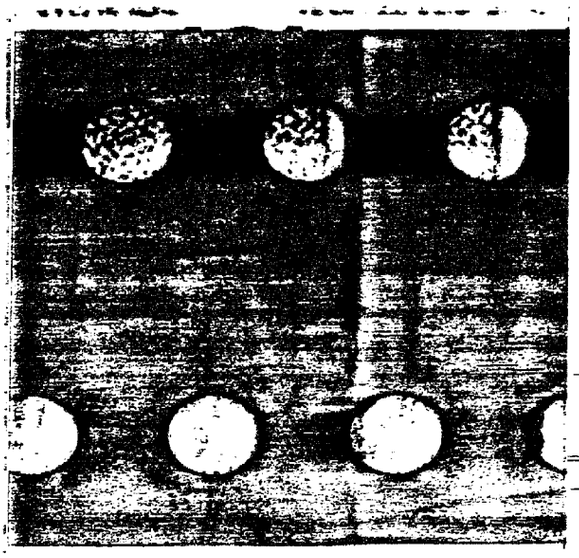
WARRANTY DEED

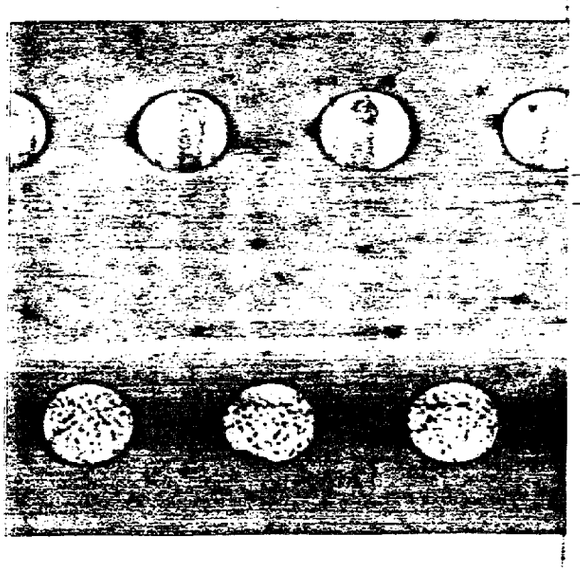
FROM
Mary E. Hager

TO
David H. Patterson
Karen L. Patterson

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

5770 02/26 0101 03CHECK 205.00





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
				CAMT 60000.00
				CON TX 198.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 205.00
				CHECK 205.00
02/26/90	01			13:20 0001 5770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06316

IDENTIF. TREFERENCE

FEB 26 1 22 PM '90

DAVIDSON COUNTY TN.

No. 295736