BOOK 8218 PAGE 223

This Instrument Prepared By:
John T. Rochford, Attorney
2200 Abbott Martin Road
Nashville, TN 37215

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel No.:
JOANN PATTERSON	Norwest Mortgage, Inc.	Map 104-14-G
61 WYN OAK	P.O. Box 780	Parcel 77
NASHVILLE, TN 37205	Waterloo, Iowa 50704	7DA 92922

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHLAND BUILDERS, a Tennessee joint venture (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to JOANN PATTERSON, (the "Grantee") her heirs successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 76, as shown on the Plan of Final Plat of Whitworth, Phase 1, of record in Plat Book 7900, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Richland Builders, a Tennessee joint venture, of record in Book 8051, page 902, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1990 property taxes which have been prorated and assumed by the grantee and the following:

1) All matters shown on the Plan of Whitworth of record in Book 7900, page 47, Register's Office for Davidson County, Tennessee.

2) Restrictive covenants contained in an instrument of record in Book 8026, page 305, Register's office for Davidson County, Tennessee.

This is improved property known as 61 WYN OAK, NASHVILLE, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

65233

IDENTIF. TREFERENCE

Oct 16 3 25 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 13th day of July, 1990.

RICHLAND BUILDERS, a Tennessee Joint Venture

BY: RM DEVELOPMENT
Managing Partner

BY: _____
JOHN T. ROCHFORD, III,
General Partner
RM Development

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John T. Rochford, III with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be General Partner of RM Development, RM Development being the Managing Partner of RICHLAND BUILDERS, the within named bargainor, a Tennessee Joint Venture, and that he as such General Partner of the Managing Partner, executed the foregoing instrument for the purpose contained, by signing the name of the Joint Venture by himself as General Partner.

Witness my hand and seal, at office in Nashville, Tennessee this 13th day of July, 1990.

My Commission Expires:
5-23-94

Lynda K. Downing
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $228,000 —.

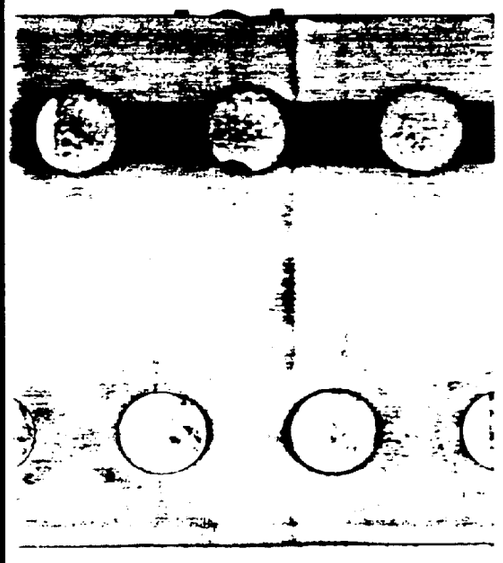
Joann H. Patterson
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
5th DAY OF October, 1990.

NOTARY PUBLIC

My Commission Expires: 3-11-91

0553 10/16 0101 03CHECK 759.40



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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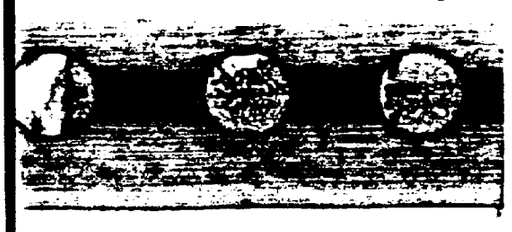
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 228000.00
CON TX 752.40
PRFEE 1.00
MDEED 6.00
TOTAL 759.40
CHECK 759.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/16/90 01 15:26 0001 0553



65233

IDENTIF. T REFERENCE

OCT 16 3 25 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364750