DGW/MC/11/26/90/STEADMAN/#52

BOOK 8256 PAGE 849

THIS DEED, made and entered into this 27th day of November, 1990, by and between HERITAGE FEDERAL BANK FOR SAVINGS (FORMERLY HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION), Executor of the Estate of HARRY V. STEADMAN and HERITAGE FEDERAL BANK FOR SAVINGS (FORMERLY HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION,) Trustee Under Trust Agreement of Harry V. Steadman dated July 2, 1985, parties of the first part; and JAMES W. PATTERSON and wife, ~~PEGGY~~ PEGGIE P. W. PATTERSON, parties of the second part;

IDENTIF. REFERENCE 79334

DEC 13 11 23 AM '90
FELIX E. MORGAN REGISTER
DAVIDSON COUNTY TN.

W I T N E S S E T H:

THAT for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and do hereby grant, transfer and convey unto the parties of the second part, their heirs and assigns, a certain lot or parcel of land located in Davidson County, Tennessee, to-wit:

BEING Townhouse No. 28, Building No. 14 on the Plan of Priest Lake Condominium Townhouses, Phase 1, of record in Book 4460, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description; and being the same property conveyed to Harry V. Steadman by deed dated December 23, 1987 from Sharon Steadman Shoemaker of record in said Register's Office in Deed Book 7530 at page 867. Harry V. Steadman died on July 5, 1988 and his Will was duly probated in the Office of the Probate Court for Sullivan County at Blountville, Tennessee in Will Book 44 at page 665. Pursuant to said Will Harry V. Steadman devised the above described property to Heritage Federal Savings and Loan Association as Trustee under Trust Agreement of July 2, 1985. Under said Trust Agreement the Trustee has the authority to sell this property. The Executor also has the power of sale under the Will.

THIS INSTRUMENT PREPARED BY:
WILSON, WORLEY, GAMBLE & WARD
ATTORNEYS AT LAW
4TH FLOOR - HERITAGE FEDERAL BLDG.
KINGSPORT, TN 37660

9053 12/13 0101 03CHECK 158.50

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TO HAVE AND TO HOLD unto the parties of the second part, their heirs and assigns, in fee simple.

The parties of the first part covenant with the parties of the second part, their heirs and assigns, that they are lawfully seized and possessed of said property; that they have a good and lawful right to convey the same; that same is free, clear and unencumbered, except as herein set out; and that they will forever warrant and defend the title to said property against the good and lawful claims of all persons whomsoever.

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

Taxes for the year 1990 are to be prorated between the parties as of the date of this deed.

WITNESS the signatures of the parties of the first part this the day and year first above written.

HERITAGE FEDERAL BANK FOR SAVINGS (FORMERLY HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION) - EXECUTOR OF THE ESTATE OF HARRY V. STEADMAN; AND HERITAGE FEDERAL BANK FOR SAVINGS (FORMERLY HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION), TRUSTEE UNDER TRUST AGREEMENT OF HARRY V. STEADMAN DATED JULY 2, 1985.

BY Jeffery P. Bedford
JEFFERY P. BEDFORD
VICE PRESIDENT & TRUST OFFICER

NAME AND ADDRESS OF PROPERTY OWNER:
JAMES W. PATTERSON AND
~~PEGGY~~ PEGGIE W. PATTERSON
3880 Priest Lake Dr., Unit 28
Nashville, TN 37217

PERSON RESPONSIBLE FOR PAYMENT OF TAXES:
~~SAME AS ABOVE~~
Heritage Federal Bank for Savings
Trust Dept.
P.O. Box 484
Kingsport, TN 37662

STATE OF TENNESSEE
COUNTY OF SULLIVAN

BEFORE ME, Mary E. Carlock, a Notary Public in and for the State and County aforesaid, personally appeared JEFFERY P. BEDFORD, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be VICE PRESIDENT AND TRUST OFFICER of HERITAGE FEDERAL BANK FOR SAVINGS, the within named bargainor, a corporation, and that he as such VICE PRESIDENT AND TRUST OFFICER, being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VICE PRESIDENT AND TRUST OFFICER.

WITNESS my hand and official seal at office in Kingsport, Sullivan County, Tennessee this 29th day of November, 1990.

Mary E. Carlock
NOTARY PUBLIC

My commission expires:

11/4/92

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STATE OF TENNESSEE
COUNTY OF SULLIVAN

I hereby swear and affirm that the actual consideration of this transaction or value of the property transferred, whichever is greater is $ 45000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeffery P. Bedford
AFFIANT

SWORN TO AND SUBSCRIBED before me, this 29th day of November, 1990.

Mary E. Carlock
NOTARY PUBLIC

My commission expires:

11/4/92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8256 PAGE 852

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	45000.00
CON TX	148.50
PRFEE	1.00
WDEED	9.00
TOTAL	158.50
CHECK	158.50

12/13/90 01 11:22 0001 9053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79334

IDENTIF. TREFERENCE

DEC 13 11 23 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 381488