THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $75,975.36.

Janet Poe Patzschke
Affiant

Subscribed and sworn to before this 14th day of December, 1990.

Notary Public

My Commission Expires: 1/23/94

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
JANET POE PATZSCHKE 2312 Belmont Boulevard Nashville, Tennessee 37212	SAME	MAP 104-16 PARCEL 378 22W 17325

WARRANTY DEED

9750 12/17 0101 03CHECK 257.80

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND NINE HUNDRED SEVENTY FIVE AND 36/100 DOLLARS ($75,975.36), paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **STEPHEN L. BAIR and wife, SUSANNE B. BAIR,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JANET POE PATZSCHKE, unmarried** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly one-half of Lot No. 119 on the Map of Belmont Land Company Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID southerly one-half of Lot No. 119 fronts 50.0 feet on the easterly side of Belmont Boulevard and runs back between lines 188.0 feet on the southerly side and along the northerly margin of Elmwood Avenue, and 183.0 feet, more or less, on the northerly side to an alley in the rear, measuring 50.0 feet, more or less, thereon.

BEING the same property conveyed to Stephen L. Bair and wife, Susanne B. Bair, by deed from Hogin and Lomax, a partnership composed of Jean Person Lomax and Anita Moore Hogin, of record in Book 7450, page 432, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Gordon Ralph Birdwell of record in Book 7450, page 435, said Register's Office.

This is improved property known as 2312 Belmont Boulevard, Nashville, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of December, 1990.

Stephen L. Bair
STEPHEN L. BAIR

Susanne B. Bair
SUSANNE B. BAIR

Janet Poe Patzschke
JANET POE PATZSCHKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN L. BAIR and wife, SUSANNE B. BAIR, and JANET POE PATZSCHKE, 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 purposes therein contained.

Witness my hand and official seal this 14th day of December, 1990.

Notary Public

My Commission Expires:

79907

IDENTIF. TREFERENCE

Dec 17 10 18 AM '90

FELIX [illegible]
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8258 PAGE 298

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 75975.36
CON TX 250.80
PRFEE 1.00
WDEED 6.00
TOTAL 257.80
CHECK 257.80

12/17/90 01 10:17 0001 9750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79907

IDENTIF. REFERENCE

DEC 17 10 18 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 382166