BOOK 8550 PAGE 99

THIS INSTRUMENT PREPARED BY:

Sherrard & Roe
424 Church Street, Suite 2000
Nashville, TN 37219

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Mrs. Pat S. Patten	Same	130-03
4308 Iroquois Avenue	_____	Parcel 120
Nashville, Tennessee 37205	_____	

FOR AND IN CONSIDERATION of the sum of Nine Hundred Seventy Thousand Dollars ($970,000.00),Thomas J. Sherrard and wife, Dana D. Sherrard, hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Pat S. Patten, a married woman, hereinafter referred to as the Grantee, and to the said Grantee's, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED.

This is improved property, known as 4308 Iroquois Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's, heirs and assigns forever. 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 for those items set forth on Exhibit B attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness our hands as of this 13th day of February, 1992.

GRANTOR:

Thomas J. Sherrard
Thomas J. Sherrard

Dana D. Sherrard
Dana D. Sherrard

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry a Notary Public of the State and County aforesaid, personally appeared THOMAS J. SHERRARD and wife, DANA D. SHERRARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 13 day of February 1992.

Rita McQuerry
Notary Public

My Commission Expires:
3-27-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $970,000.00.

Pat S. Patten
Affiant

Subscribed and sworn to before me, this the 13 day of February, 1992.

Rita McQuerry
Notary Public

My Commission Expires:

3-27-93

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 166 and all of Lot 168 on the Plan of a part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee ("RODC").

BEGINNING at an iron pin in the northerly side of Iroquois Avenue; thence North 4 degrees 41' East 383 feet to a point; thence South 85 degrees 30' East 208.9 feet to a point on the westerly side of Royal Oaks Place; thence South 4 degrees 30' West to a point on the northerly side of Iroquois Avenue; thence North 83 degrees 27' West 210.2 feet to the point of beginning.

Being the same property conveyed to Thomas J. Sherrard and wife, Dana D. Sherrard by deed from Richard L. Prager and wife, Linda Prager, of record in Book 6074, page 111, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 1992 and subsequent years, a lien not yet due and payable;

2. Subject to applicable zoning and building regulations and permits and all visible easements and encroachments.

3. All matters shown on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Plat Book 421, pages 102 and 103, RODC.

4. Easement for Sanitary Sewer of record in Book 5787, page 298, RODC, from Richard L. Prager and wife, Linda Prager to the City of Belle Meade, shows a 15-foot sanitary sewer easement being adjacent and parallel to the westerly boundary of subject property, beginning at the northerly boundary and extending southerly 133 feet, more or less, to a point.

5. Subject to matters as a current survey would disclose.

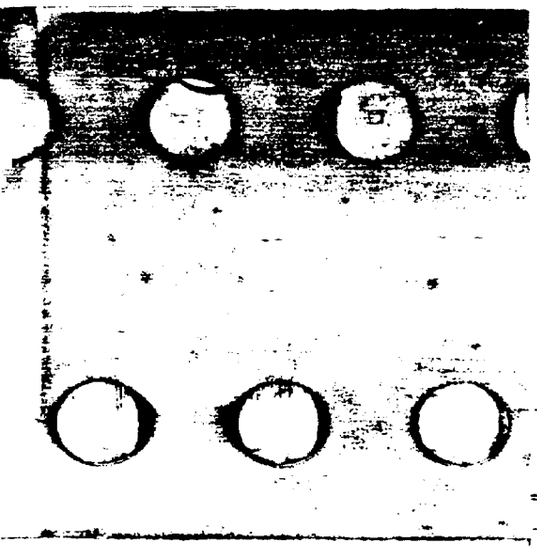
8 4 0 3. 4

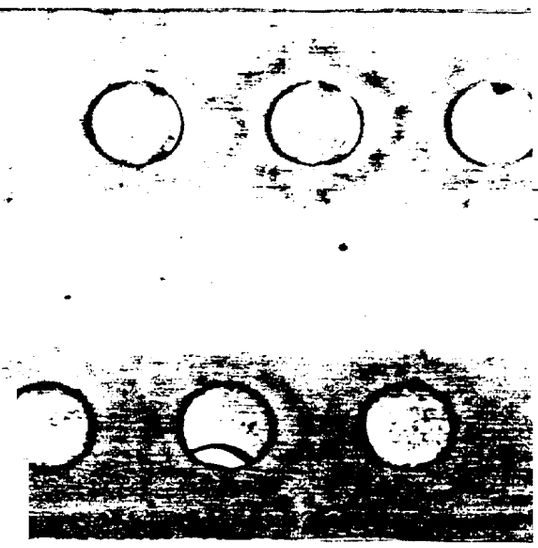
IDENTIFICATION REFERENCE

FEB 13 3 18 PM '92

DAVIDSON COUNTY, TN

1017 02/13 0101 03CHECK 3605.00





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

RECEIVED OF _____

FOR _____

BOOK 8550 PAGE 104

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	
				970000.00
			CON TX	3589.00
			PRFEE	1.00
			WDEED	15.00
			TOTAL	3605.00
			CHECK	3605.00
02/13/92	01		15:18 0001	1017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.4.0.3.4

IDENTIFICATION REFERENCE

FEB 13 3 18 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 501593