| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [ David R. Lenhardt ] | NationsBanc Mortgage Corporation of Virginia | MAP and PARCEL |
| [ Bridget E. Lenhardt ] | Attn: Tax Dept. | |
| [ 156 Brian Circle ] | 201 East Cary Street | 173-4-A-24.00 |
| [ Antioch, TN 37013 ] | Richmond, VA 23219-3736 | |

[ This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park ]
[ 2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B) ]

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/1000 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dale Patton and Kimberly A. Patton, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **David R. Lenhardt and Bridget E. Lenhardt** * (the "Grantees"), *husband and wife Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**BEING Lot No. 24 on the Plan of Oak Highlands Subdivision, Phase I, of record in Plat Book 6900 at pages 432 to 435, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Being the same property conveyed to Dale Patton and wife, Kimberly A. Patton by Warranty Deed from Dale Patton of record in Book 8424, page 637, and by deed from First Texas Savings Association of record in Book 8393, Page 425, said Register's Office for Davidson County, Tennessee.**

**This is Improved property commonly known as 156 Brian Circle, Antioch, Tennessee 37013.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property County Taxes for the current year, said taxes being prorated and payment of same assumed by the Grantees; (2) The Plan of record in Book 6900, Page 432-435, said Register's Office and all matters therein; (3) Storm Water Detention Agreement of record in Book 7099, Page 299; (4) Restrictive Covenants of record in Book 7301, Page 273, Book 7350, Page 24, and re-recorded in Book 7367, page 587, said Register's Office; (5) Any and all easements, rights of way for public utilities of record.**

[ STATE OF TENNESSEE ]
[ COUNTY OF Davidson ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $88,325.00 ]
[ David R Lenhardt ]
[ Affiant ]
[ Subscribed and sworn before me this 6th day of March, 1992. ]
[ Cindy S. Smith ]
[ My Commission Expires: 7-23-94 Notary Public ]

CINDY S. SMITH NOTARY PUBLIC AT LARGE

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **6th** day of **March, 1992**.

Dale Patton

Kimberly A. Patton

4633 03/09 0101 03CHECK 333.71

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named **Dale Patton and Kimberly A. Patton, Husband and Wife**, with whom I am personally acquainted, or who 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 at **Nashville,**, Tennessee, this **6th** day of **March, 1992**.

Notary Public

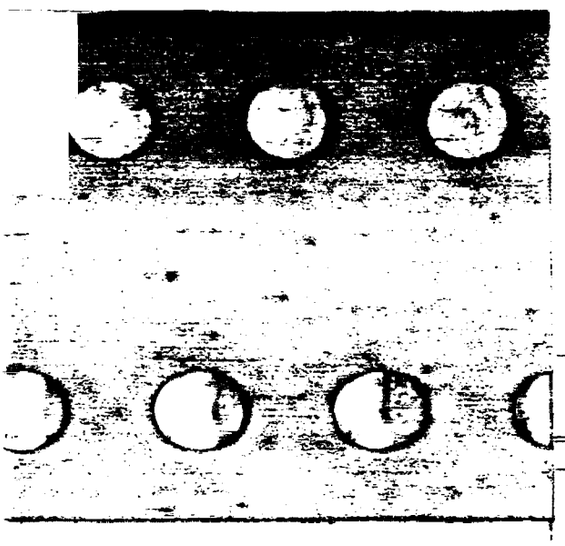
**My Commission Expires:** 1-23-94

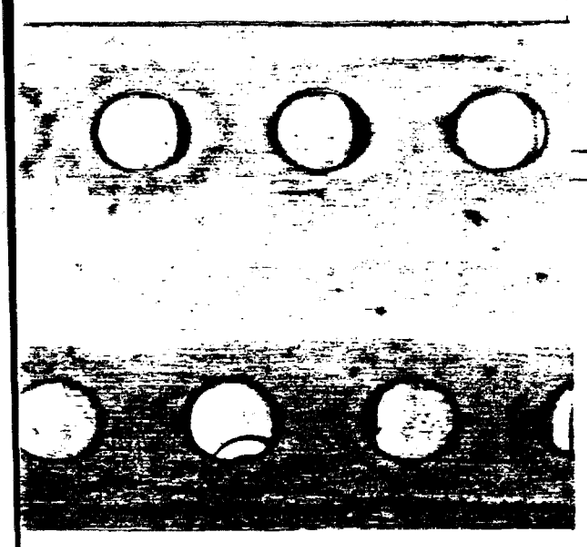
90794

IDENTIFICATION REFERENCE

MAR 9 11 15 AM '92

DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8569 PAGE 938

| | | |
|---|---|---|
| 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 88325.00 |
| | | | | CON TX 326.71 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 333.71 |
| | | | | CHECK 333.71 |
| | | | 03/09/92 01 | 11:15 0001 4633 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.07.94

IDENTIFI REFERENCE

MAR 9 11 15 AM '92

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 509101