This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8625 PAGE 165

ADDRESS NEW OWNER:
James William Patton
113 Gordon Terrace
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
U S Bancorp Mortgage Company
P. O. Box 3347
Portland, OR 97208

MAP AND PARCEL:
MAP 71-4
PARCEL 1
12DZ-06245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Willie A. Helms and wife, Julie W. Helms hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James William Patton, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 21 and the westerly 20 feet of Lot No. 23 on the Map of John L. Gordon's Subdivision in the 12th Civil District, of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee.
>
> SAID Lots adjoin and front together 80 feet on the northerly side of Gordon Terrace and run back between lines to a dead line, being the northerly boundary of said subdivision.
>
> Being the same property conveyed to Willie A. Helms and wife, Julie W. Helms, by deed from Frances R. Colley, unmarried of record in Book 7044, Page 240, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by U.S. Bancorp Mortgage Company of record in Book 7044, Page 252, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 113 Gordon Terrace, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James William Patton, their heirs and assigns forever; and we Willie A. Helms and wife, Julie W. Helms 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

099114
IDENTIF. REFERENCE
MAY 13 10 38 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

Witness our hands this the 12th day of May, 1992.

Willie A. Helms

Julie W. Helms

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Willie A. Helms and wife, Julie W. Helms 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

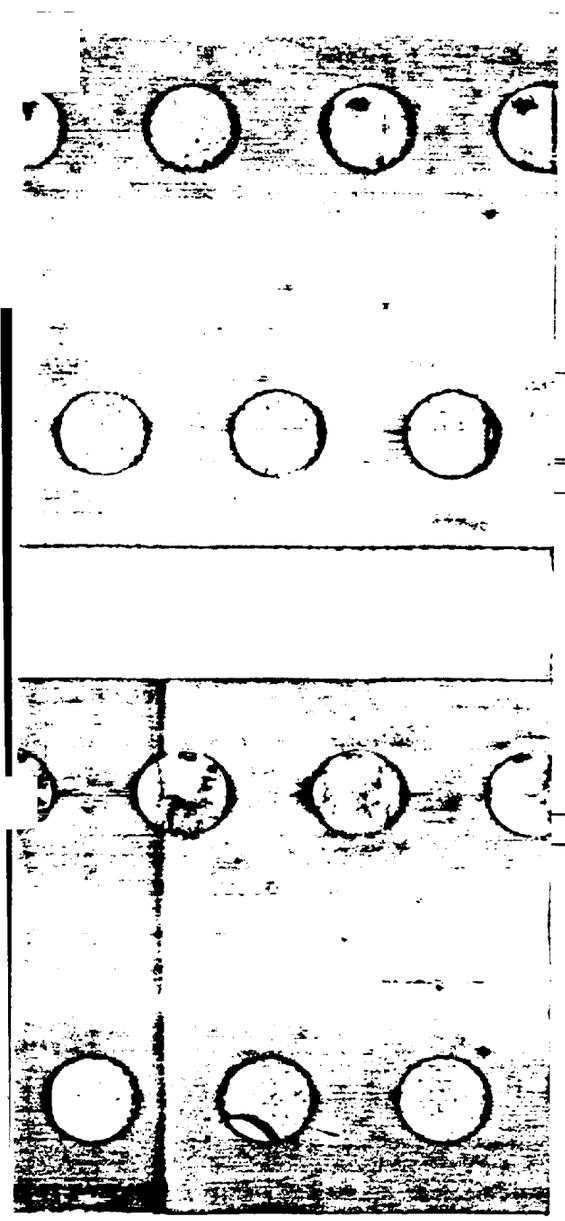
The actual value or consideration, whichever is greater, for this transfer is $ 48,737.58.

AFFIANT

Subscribed and sworn to before me this 12th day of May, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

6368 05/13 0101 03CHECK 187.19



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8625 PAGE 167

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 48737.58
				CON TX 180.19
				PRFEE 1.00
				WDEED 6.00
				TOTAL 187.19
				CHECK 187.19
			05/13/92 01	10:37 0001 6368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09914

IDENTIF. REFERENCE

MAY 13 10 38 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530580