File 10759

WARRANTY DEED

21-A

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8635 PAGE 661

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES P. DELLA CROCE	Century Mortgage Corporation	Map 154
(NAME)	(NAME)	
8640 Poplar Creek Road	15 Century Blvd., Suite 100	Parcel 117
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Nashville, Tennessee 37214	F.B. 9D79045
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GERALD G. PATTERSON, married and LEE ANNE PATTERSON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES P. DELLA CROCE AND WIFE, ERIN E. DELLA CROCE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, described according to a survey by Perry A. Chapdelaine, Jr., dated March 21, 1984, as follows:

Beginning at a point in the center line of Poplar Creek Road, Southwest corner of a 5.00 acre tract, tract 2 of the Division of part of Goodall Bailey property, then with center of road, with a curve to the left, Delta 13 deg. 37 min. 03 sec., radius of 992.67 feet, Chord North 63 deg. 27 min. 55 sec. West 235.37 feet a distance of 235.93 feet, thence North 70 deg. 16 min. 01 sec. West, 81.24 feet, then leaving a road, with the East margin of a 50 foot egress and ingress easement, North 28 deg. 59 min. 32 sec. East, 88.38 feet to an iron rod, North 18 deg. 54 min. 48 sec. West 382.34 feet to an iron rod, North 53 deg. 12 min. 37 sec. East, 339.51 feet to an iron rod, then with Goodall Bailey, South 30 deg. 15 min. 45 sec. East, 389.16 feet, to an iron rod in the West line of said tract 2, thence with said line South 12 deg. 49 min. 33 sec. West, 450.00 feet to the beginning; containing 5.00 acres, more or less and being part of Book 4325, page 438, Ninth Civil District, Davidson County, Tennessee.

Being the same property conveyed to Gerald G. Patterson and Lee Anne Patterson by Bankruptcy Trustee's deed from John C. McLemore, Trustee, in Bankruptcy of record in Book 8076, page 700, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6471, page 578; and (3) Access easement of record in Book 8635, page 657, said Register's Office.

This is not now, nor has it ever been the principal residence of the Grantors herein.

This is improved (XX) unimproved ( ) property, known as 8640 Poplar Creek Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of May, 19 92

GERALD G. PATTERSON

LEE ANNE PATTERSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD G. PATTERSON AND LEE ANNE PATTERSON

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 8th day of May, 19 92

My commission expires 9/24/92 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

1 3 7 5 4

IDENTIF. REFERENCE

MAY 28 9 20 AM '92

FELIX [illegible]
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 92

MY COMMISSION EXPIRES: 9/24/92
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

GERALD G. PATTERSON AND LEE ANNE PATTERSON

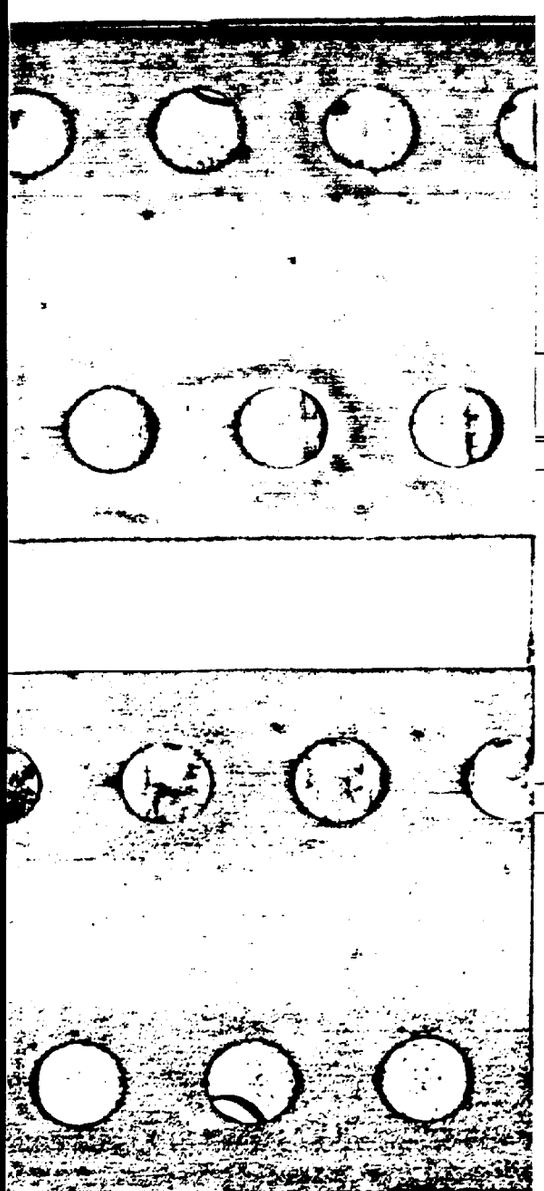
TO

JAMES P. DELLA CROCE AND WIFE, ERIN E. DELLA CROCE

0684 05/28 0101 CKCHECK 377.00

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8635 PAGE 663

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	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	377.00
			CHECK	377.00
05/28/92	01		09:18 0001	0684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13754

IDENTIF. TREFERENCE

MAY 28 9 20 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 534834

[redacted]