WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Sworn to and subscribed before me this 1 day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
David G. Patterson	Same	81-6 136
PO Box 3233		92-8 261
Nashville Tn 37219		92-8 263

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, T. C. Jones, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto David G. Patterson, hereinafter called Grantee, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, being an undivided 1/2 interest in the following described properties:

TRACT I

LAND in Davidson County, Tennessee, being Lot No. 6 in Vance & Woodmanse's subdivision of Lots Nos. 150, 151, 152, and 153 on the plan of the Samuel Watkins Estate property, as of record in Book No. 57, page 13, Register's Office for Davidson County, Tennessee; a plan of said subdivision is of record in said Book No. 57 at page 29;

SAID Lot No. 6 fronts 30 feet on the easterly side of McNairy Street (formerly Clay Street) and runs back between parallel lines 130 feet to a 10 foot alley.

BEING the same property conveyed to George Ryan and Kathleen Jones, by deed from Josephine Kelley, of record in Book 4459, page 474, Register's Office for Davidson County, Tennessee, the said Kathleen Jones having quit-claimed her interest to said property to T. C. Jones by deed of record in Book 5784, page 965, said Register's office; the said George Ryan having since conveyed his interest in said property to David G. Patterson by deed of recordf in Book 7793, page 59, said Register's office.

TRACT 2

BEING parts of Lots No. 7 and 8 on the Plan of Vance and Woodmansee Subdivision of Lots No. 150 to 153 inclusive of said Samuel Watkins Property as of record in Book 57, Page 29, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the right-of-way line of 12th Avenue, North, as relocated in the line between Lots 6 and 7; running thence North 61° 33' 54" East 67.62 feet to an alley; thence North 28° 24' 45" West 60 feet to the Southerly margin of Pearl Street; thence with the southerly margin of same South 61° 33' 54" West 29.95 feet to the beginning of a curve; thence with said curve southerly 17.13 feet to a point; thence with the easterly right-of-way line of 12th Avenue relocated 56.51 feet to the beginning.

Being the same property conveyed to George Ryan and T. C. Jones by deed from A. A. Anderson and wife, Regina Anderson, of record in Book 4492, page 513, Register's Office for Davidson County, Tennessee; the said George Ryan having conveyed his interest in said property to David G. Patterson by deed of record in Book 7793, page 59, said Register's Office.

TRACT 3

Land in Davidson County, Tennessee, being Lot No. 401 in McGavock, Wetmore & Others Addition to Nashville, Tennessee, called the "Town of McGavock", of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said Lot fronts 102.4 feet on the easterly side of 11th Avenue, North, formerly Filmore Street, and runs back between lines 100 feet, mopre or less, to the westerly margin of Mary Street, on which it measures 100 feet.

Being the same property conveyed to T. C. Jones and George Ryan by deed from Alvin Herman and wife, Grace Herman, of record in Book 4541, page 706, Register's Office for Davidson County, Tennessee; the Said George Ryan having conveyed his interest in said property to George G. Patterson, by deed oof record in Book 7793, page 59, said Register's Office.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

WITNESS my hand this 1 day of June, 1992.

T. C. JONES

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 T. C. Jones, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1 day of June, 1992.

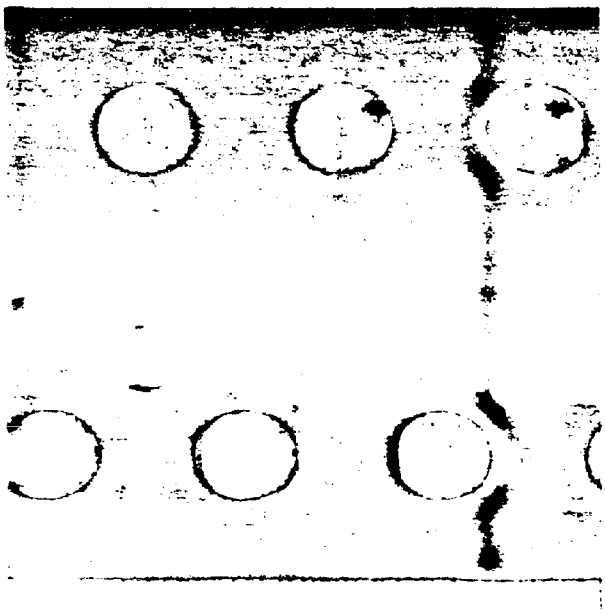
NOTARY PUBLIC

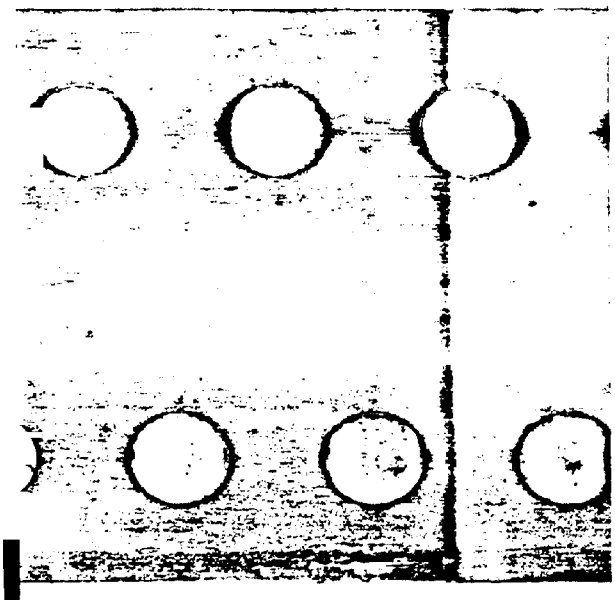
My Commission Expires: 11-26-94

18864

PICK-UP

0664 06/12 0101 03CHECK 121.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8650 PAGE 524

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 9.00
TOTAL 121.00
CHECK 121.00

06/12/92 01 09:23 0001 0664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18864

IDENTIF. REFERENCE

JUN 12 9 26 AM '92

No. 540417