FILE NO. 30738 FILE BOX "7"

FORM NO. WD-1

BOOK 8788 PAGE 562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

X Deatrice T. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 19 92

Notary Public

MY COMMISSION EXPIRES 1-23-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP EDWARD PATTON et al (NAME)	S A M E (NAME)	
1459 Janie Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72-4
Nashville, TN. 37216 (CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	277

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, WE CAROL JEAN JAYNES McCOY and husband, BILLY McCOY

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP EDWARD PATTON and DEATRICE T. JAMES, both Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Lot No. 34 of Block "D" on the Map of Country Club Estates as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Janie Avenue, 165 feet north of the northerly margin of McGavock Avenue; thence with the easterly margin of Janie Avenue, northwardly 127.5 feet to the corner of Lots Nos. 33 and 34; thence with the line between said lots, eastwardly 185.7 feet; thence southwestwardly 225.6 feet to the beginning.

BEING the same property conveyed to Carol Jean Jaynes by Quitclaim Deed from Earl Harvey Jaynes of record in Book 7407, page 179, Register's Office for Davidson County, Tennessee and by deed from Associated Brokers, Inc., of record in Book 4034, page 470, Register's Office for Davidson County, Tennessee. The said Carol Jean Jaynes having since married and is now known as Carol Jean Jaynes McCoy and her husband, Billy McCoy joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the martial estate or otherwise.

This is (unimproved) (improved) X property, known as 1459 Janie Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 our hand this 13th day of November, 19 92

Carol Jean Jaynes McCoy
CAROL JEAN JAYNES McCOY

Billy McCoy
BILLY McCOY

BOOK 8788 PAGE 563

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named Carol Jean Jaynes McCoy et vir Billy McCoy

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

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 1992

Commission Expires 7/23/94

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

652488

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

Nov 17 1 37 PM '92

[illegible] WILSON JR REG STER
DAVIDSON COUNTY, TN

7824 11/17 0101 03CHECK 268.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8788 PAGE 564

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	70000.00
			CON TX	259.00
			PRFEE	1.00
			MOEED	8.00
			TOTAL	268.00
			CHECK	268.00

11/17/92 01 13:35 0001 7824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 2 4 8.

IDENTIFICATION REFERENCE

Nov 17 1 37 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 591621