THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00268504
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Lonnie A. Patterson	Margaretten & Co., Inc.	MAP150-3
(NAME) 900 Kalvesta Court	(NAME) P.O. Box 26388	PARCEL401
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Richmond, VA 23260-6388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- *Dollars.*

Cash in hand paid by Lonnie A. Patterson and wife, Susan G. Patterson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Lonnie A. Patterson and wife, Susan G. Patterson have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $93,550.00, payable to Commerce Union Bank, of record in Book 7007, Page 878, Register's Office, Davidson County, Tennessee.

BOOK 8834 PAGE 230

Ralph G. Byrd, a widower,

have this day bargained and sold, and do hereby transfer and convey unto the said Lonnie A. Patterson and wife, Susan G. Patterson

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 369 on the Plan of The Country, Section 8, 2nd Revision of record in Plat Book 6250, pages 912 and 913, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 369, being a corner lot, fronts 73.03 feet on the southerly margin of Kalvesta Court and fronts 81.07 feet on the easterly margin of Dresden Court, said frontages being joined by a curve measuring 34.21 feet; the easterly line of said lot extends back 121.92 feet and intersects the southerly line, which measures 91.89 feet thereon.

Being the same property conveyed to Ralph G. Byrd and wife, Shirley A. Byrd, by deed from Randall Phillips Builders, Inc. of record in Book 7007, page 875, Register's Office of Davidson County, Tennessee; the said Shirley A. Byrd having since died.

3324 01/06 0101 03CHECK 393.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 104,026.26*

Subscribed and sworn to before me this the 4th *day of* January *19* 92

My commission expires: 1-17-1994 *(Affix Seal)*

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 900 Kalvesta Court, Antioch, TN 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 4th *day of* January *19* 92*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ralph G. Byrd

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

JAN 6 3 37 PM '93
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE: 80322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Ralph G. Byrd, a widower,

the within named 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 at Nashville, *Tennessee, this* 4th *day of* January, *19* 92

Commission expires 1-17-1994 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

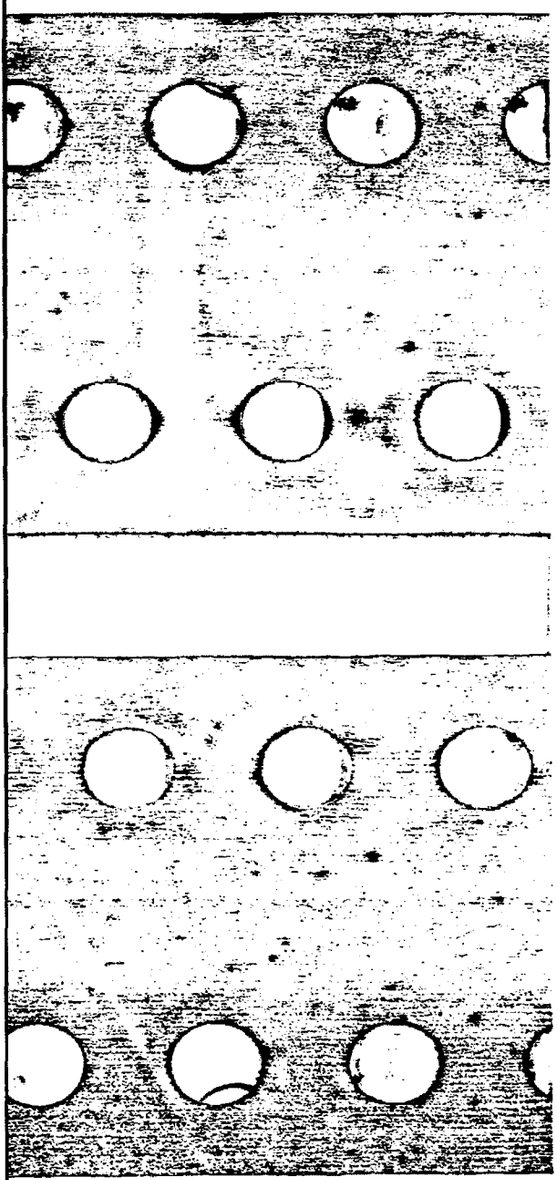
BOOK 8834 PAGE 231

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8834 PAGE 232

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
104026.26
CON TX 384.80
PRFEE 1.00
WDEED 8.00
TOTAL 393.80
CHECK 393.80

01/06/93 01 15:36 0001 3324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80322

IDENTIFICATION REFERENCE

JAN 6 3 37 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608127