PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ck) (Title No: 32530)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 72200.00

Ernest R. Patton
Affiant

Sworn and subscribed before me on May 27, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:
Ernest R. Patton
820 Norwalk Drive
Nashville, Tennessee 37214

RESPONSIBLE FOR PAYMENT OF TAXES:
Mortgage Service America Co.
1650 Tysons Blvd.
McLean, VA 22102

MAP-PARCEL NUMBERS
109-01 3 03D

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carol J. Kennedy and spouse, Kevin Kennedy,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Ernest R. Patton, a single person, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 48 on the plan of Section 2 Larchwood, of record in Book 5200, page 207, Register's Office for said County.

SAID Lot No. 48 fronts 79.44 feet on the westerly margin of Norwalk Drive and extends back 207.46 feet on the northerly line and 211.87 feet on the southerly line to a dead line in the rear, measuring 40.23 feet thereon.

BEING the same property conveyed to Carol J. Kennedy by deed from Tim Rogers of record in Book 6823, page 631, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5479, Page 443, revised in Book 5681, page 532, Book 5688, page 696, Book 6011, page 130, Book 5617, Page 208, amended and revised in Book 6819, page 873 and Book 5688, page 696, said Register's Office, and to the matters set forth in the referenced Plan of record.

Kevin Kennedy, spouse of Carol J. Kennedy, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

2 7 8 8 3

IDENTIFI REFERENCE

JUN 8 9 55 AM '93

JIM Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4865 06/08 0101 03CHECK 276.14

This is improved property, known as: 820 Norwalk Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on March 4, 1993.

Carol J. Kennedy
Carol J. Kennedy

Kevin Kennedy
Kevin Kennedy

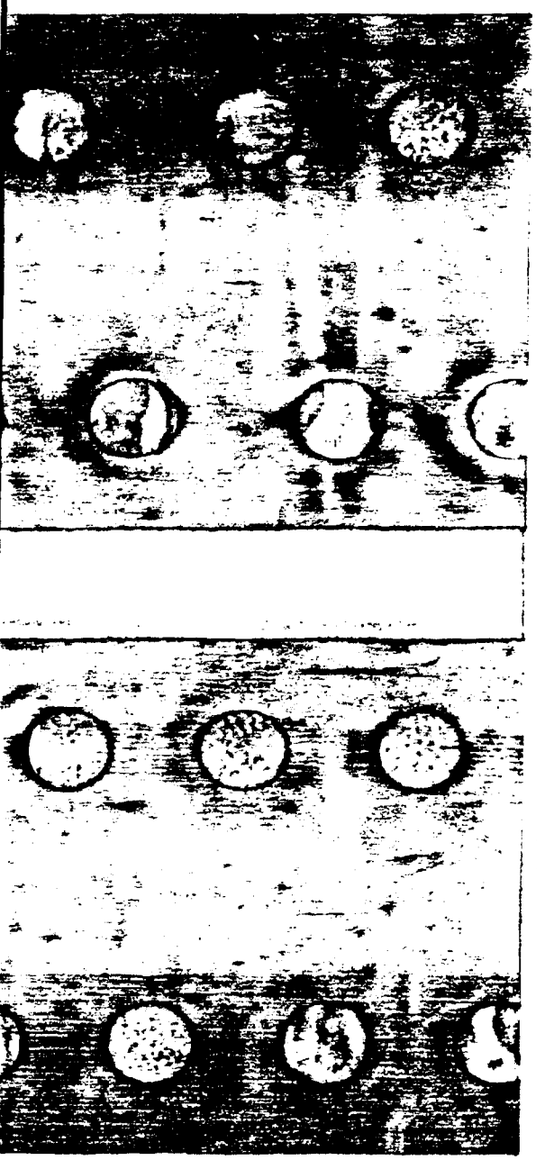
State of NC
County of Mecklenburg

On 3-4, 1993, before me the undersigned authority, personally appeared Carol J. Kennedy, and spouse, Kevin Kennedy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

JOHNA SMITH NOTARY PUBLIC CABARRUS COUNTY

My Commission Expires: 6-9-95

Donna Smith
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8974 PAGE 583

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 72200.00
				CON TX 267.14
				PRFEE 1.00
				WDEED 8.00
				TOTAL 276.14
				CHECK 276.14
			06/08/93 01	09:55 0001 4865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.8 8.3

IDENTIFICATION REFERENCE

JUN 8 9 55 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 660185