WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00

Affiant

Sworn to and subscribed before me this 29 day of July, 1993.

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

PICK-UP

ADDRESS - NEW OWNER:
James R. Cannon
Maxie O. Patton
PO Box 140743
Nashville, TN 37214

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 94-15
Par 12

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, Jack Choate and Patricia Ann Farrell, hereinafter called Grantors, has bargained and sold, and by these presents does transfer and convey unto James R. Cannon and Maxie O. Patton, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

A lot of land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the plan of the subdivision of The Lands of Wm. G. M. Campbell, as of record in Book 9, Page 337, Register's Office for Davidson County, Tennessee, also of record in book 843, Page 30, Register's Office for Davidson County, Tennessee, also being Lot No. 7 on the plan of a subdivision shown on and described according to a survey made in May, 1934, but not recorded, as follows:

Beginning at a point on the easterly margin of Spence Lane, or Montrose Avenue, as widened, 600 feet north from the northwest corner of a part of said original Lot No. 7 conveyed to the Davidson County Board of Education by deed from Mrs. Lucille Campbell Ross and husband, of record in Book 971, Page 382, said Register's Office, said point also being the common westerly corner of Lots Nos. 6 and 7 on said unrecorded plan; thence with the line between said two lots easterly 300 feet to a point, the common easterly corner of said Lots. Nos. 6 and 7, also being a point in the western boundary line of a tract of land conveyed to J. E. Peek and wife, by deed from Lucille S. Campbell, of record in Book 911, Page 337, said Register's Office; thence northerly with said Peek's line 100 feet to a point, the common corner of Lots No. 7 and 8; thence westerly with the line between said two lots 300 feet to a point in the east margin of Spence Lane; thence with the same South 100 feet to the point of beginning.

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

Being the same property conveyed to J. H. Evans by deed from Lucille Campbell Ross and husband, Frank L. Ross, of record in Book 989, Page 159, Register's Office for Davidson County, Tennessee; the said J. H. Evans, also known as John Harry Evans, having since died, and devised said property to Miss Grace Choat, of record in Will Book 96, Page 519, Probate Clerk's Office for Davidson County, Tennessee; the said Grace Choate having since died and devised said property to Jack Choate and Patricia Ann Farrell by Will of record in Will Book 180, Page 1, Probate Clerk's Office for Davidson County, Tennessee.

Included in the above described property but expressly excluded from this conveyance is approximately 1000 square feet more particularly described in a certain court order of record in Book 4339, Page 566, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grace Choat and Grace Mai Choate are one and the same persons, and that Jack Choat and Jack Choate are one and the same persons, and that Pattie Farell and Patricia Ann Farrell are one and the same persons.

The above described property is not the place of usual residence of the Grantors herein.

This is improved property known as 406 Spence Lane, Nashville, TN 37210.

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 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, 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 26 day of July, 1993.

Jack Choate
JACK CHOATE

Patricia Ann Farrell
PATRICIA ANN FARRELL

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 Jack Choate, 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 26 day of 1993.

NOTARY PUBLIC

My Commission Expires: 11-26-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

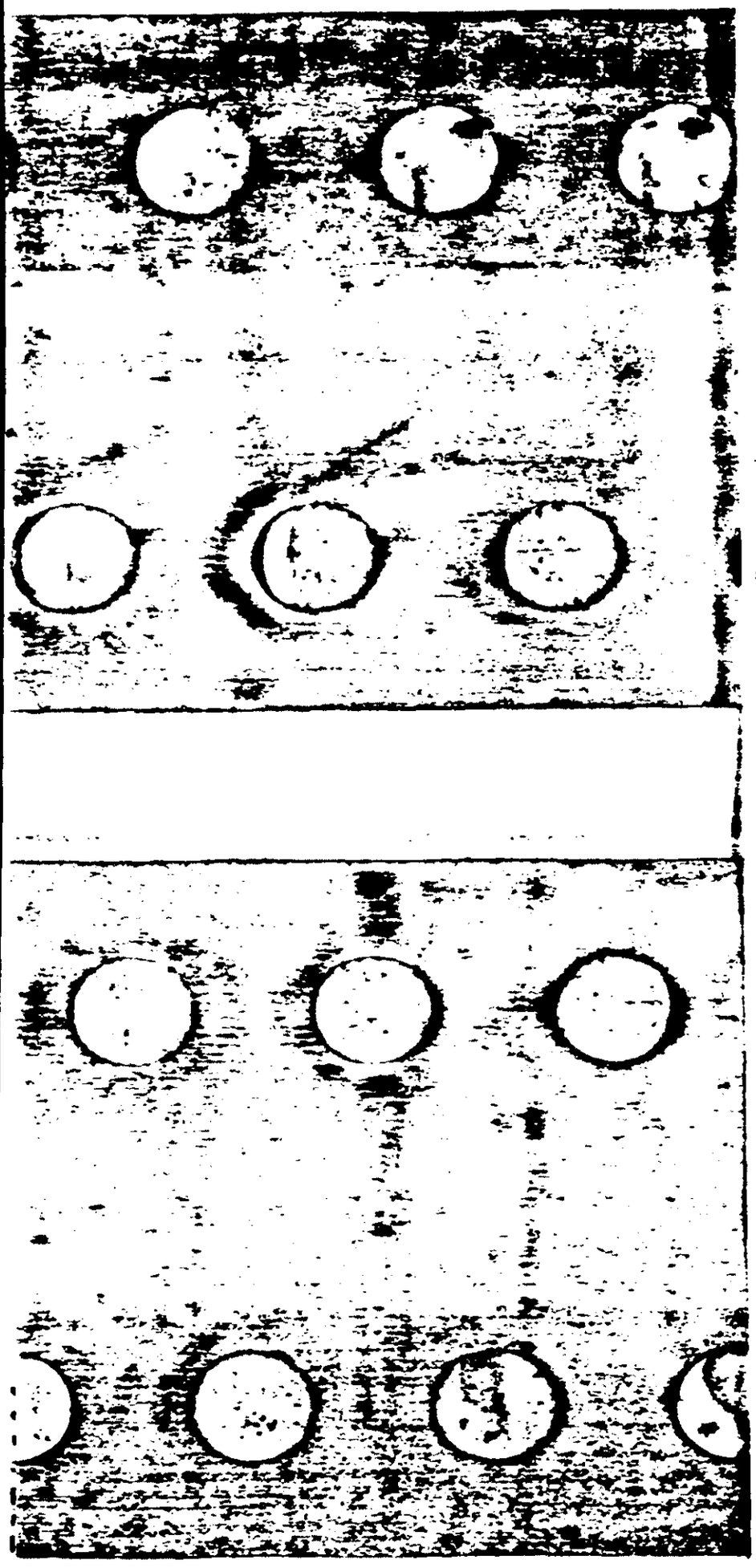
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Ann Farrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of 1993.

NOTARY PUBLIC

My Commission Expires: 11-26-94

3437 07/27 0101 03CHECK 142.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9026 PAGE 289

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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	12.00
TOTAL	142.50
CHECK	142.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3437

45175

RECEIVED FOR RECORD

93 JUL 27 PM 1:42

No. 678786