FORM NO. TD-1

QUITCLAIM DEED

BOOK 9135 PAGE 741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Deatrice James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY 19 93

Notary Public

MY COMMISSION EXPIRES: 1-30-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER TITLE SERVICES, INC., 212 Third Ave., N., Nashville, TN 37201
NAME ADDRESS

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

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, I, DEATRICE T. JAMES, An Unmarried Person

QUITCLAIMED MY INTEREST
HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP EDWARD PATTON

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 Phillip Edward Patton and Deatrice T. James, both Unmarried, by deed from Carol Jean Jaynes McCoy and husband, Billy McCoy, of record in Book 8788, page 562, Register's Office for Davidson County, Tennessee.

80616
IDENTIF. & REFERENCE

93 NOV -2 AM 10: 17
FELIX A. MANN, JR. REGISTER
DAVIDSON COUNTY, TN.

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

2822 11/02 0101 01CASH 8.00

MAIL ENV.

This is improved (X) unimproved ( ) 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 herein, the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders.

Witness my hand this 15th day of January, 19 93

Deatrice T James
DEATRICE T. JAMES

EXP. DATE 1-30-96

BOOK 9135 PAGE 742

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DEATRICE T. JAMES, An Unmarried Person

the bargainor, 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 15th day of January, 19 93

Commission Expires March 23, 1996

Pauline L. Fletcher Notary Public

STATE OF TENNESSEE
Davidson County

Before me, THE UNDERSIGNED 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 Nashville, TN., Davidson, County, this 15th day of January, 19 93.

Commission Expires March 23, 1996

Pauline L. Fletcher Notary Public

WARRANTY DEED

FROM

TO