This instrument prepared by:
THOMAS N. JONES, ATTORNEY
339 Main Street
Franklin, Tn. 37064

BOOK 9546 PG 902

First Title & Escrow Co., Inc.

Box #38

#12923

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Christopher J. Pizzini Sandra H. Pizzini 1212 Brentwood Place	New Owner	145-6-63
Nashville, Tn 37211		

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **WILLIAM O. PATTON AND WIFE, EVA RUTH PATTON,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **CHRISTOPHER J. PIZZINI AND WIFE, SANDRA H. PIZZINI,** hereinafter called the Grantee, their 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. 9 on the Plan of Tanglewood Estates, Section 2, as of record in Book 4470, page 200, Register's Office of Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the northerly margin of McGrace Lane, said point being the common corner of Lots Nos. 9 and 10; thence with the line between said two lots, North 71 degrees 37' 16" West 199.91 feet to a point; thence North 21 degrees 30' West 67 feet to a point; thence North 0 degrees 09' West 253.7 feet to a point; thence South 86 degrees 48' East 209.7 feet to a point; thence South 0 degrees 52' East 367.4 feet to the point of beginning.
>
> Being the same property conveyed to William O. Patton and wife, Eva Ruth Patton by deed from Albert H. Mann of record in Book 7297, page 962, Register's Office of Williamson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 1994 taxes are a lien, and are now due and payable.
2. The Plan of record in Book 4470, page 200, said Register's Office.
3. Easement for the flow of any waterway.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as:

1236 McGrace Lane, Nashville, TN

WITNESS OUR HANDS THIS 14TH DAY OF DECEMBER, 1994 IN FRANKLIN, TENNESSEE.

William O. Patton

SELLER: WILLIAM O. PATTON

Eva Ruth Patton

SELLER: EVA RUTH PATTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9546 PG 904

Personally appeared before me, the undersigned, a Notary for said State and County, **WILLIAM O. PATTON AND WIFE, EVA RUTH PATTON**, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 14th day of December, 1994 in Franklin, TN.

Cynthia D. Witt
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires:

1/13/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $99,900.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 14th day of December, 1994, in Franklin, Tennessee.

NOTARY PUBLIC

HELEN SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:

1-22-95

17652
IDENTIF. & REFERENCE

94 DEC 16 AM 8:56
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

3570 12/16 0101 03CHECK 382.63

2100.9400/tj/cw

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9546 PG 905

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 99900.00
CON TX 369.63
~~PRFEE 1.00~~
~~BANK~~
~~MDEED 12.00~~
TOTAL 382.63
CHECK 382.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/94 01 08:57 0001 3570

17652
IDENTIF. ↑ REFERENCE

94 DEC 16 AM 8:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863522