mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

BOOK 9663 PG 815

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Barbara A. Patterson 1009 Brookwood Drive Gallatin, TN 37066	Same as New Owner	Map 108-16 Parcel 313 I. D. No. 3D 91570

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARTIN E. BARNETTE and wife, JEAN T. BARNETTE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BARBARA A. PATTERSON, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 78B of the Zone Lot Division of Lot Nos. 77, 78 and 79, of Section Two, Percy Priest Woods, of record in Plat Book 6250, page 582, amending Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Martin E. Barnette and wife, Jean T. Barnette, by deed from Robert E. LaBrec and wife, Ithaca S. LaBrec, of record in Book 6770, page 270, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 935 Hammack Drive, Nashville, TN 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, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Restrictive Covenants of record in Book 6093, page 392, said Register's Office, as amended in Book 6353, page 307 and Book 6560, page 667, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 5800, page 259 and amended in Book 6250, page 582, said Register's Office.

57688
IDENTIF. & REFERENCE
95 MAY -4 AM 9:0
FELIX [illegible] REGIS
DAVIDSON COUNTY, TN.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

MARTIN E. BARNETTE executes this Warranty Deed as Attorney-in-Fact for JEAN T. BARNETTE, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 2nd day of May, 1995.

"GRANTORS"

Martin E Barnette
MARTIN E. BARNETTE

Jean T Barnette
JEAN T. BARNETTE
By: MARTIN E. BARNETTE, Attorney In Fact

"GRANTEE"

Barbara A. Patterson
BARBARA A. PATTERSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN E. BARNETTE and BARBARA A. PATTERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 2nd day of May, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 2nd day of May, 1995, before me, personally appeared MARTIN E. BARNETTE, to me known to be the person who executed the foregoing instrument on behalf of JEAN T. BARNETTE, and acknowledged that he executed the same as the free act and deed of the said JEAN T. BARNETTE.

WITNESS my hand and official seal this the 2nd day of May, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

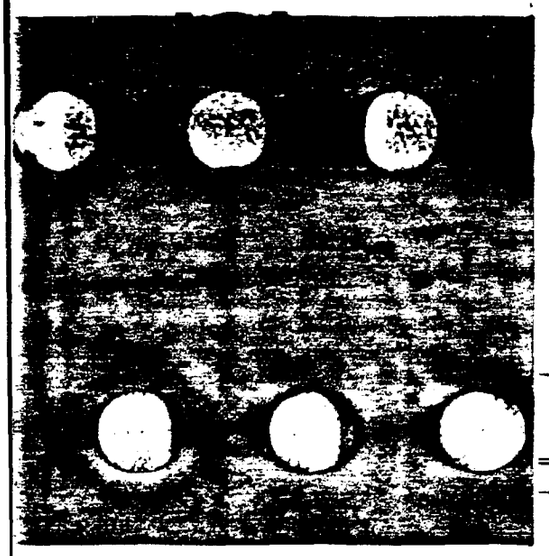
Barbara A. Patterson
Affiant

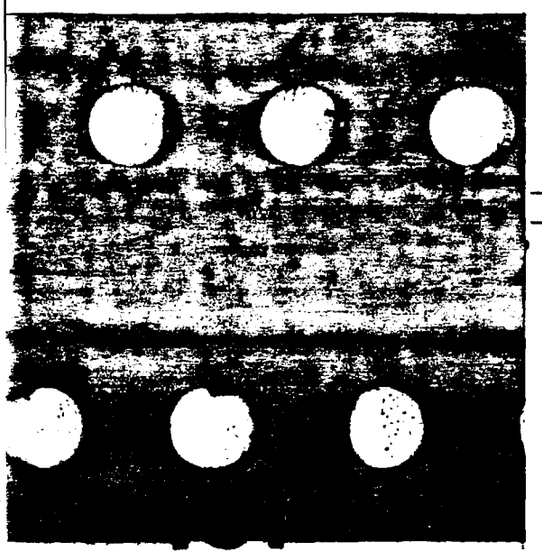
Sworn to and subscribed before me, this the 2nd day of May, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9663 PG 817

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

05/04/95 01 09:13 0001 7583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57688
IDENTIF. # REFERENCE

95 MAY -4 AM 9:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906979