BOOK 9785 PG 863

SLB

THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Margaret A. Patton 116 Swanton Ct. Goodlettsville, Tn. 37072	Same as New Owner	Map 26-06 Parcel 111

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, MICHAEL N. SMITH and wife, RACHEL L. SMITH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MARGARET A. PATTON, 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:

LAND in Davidson County, Tennessee, being Lot No. 292 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900 at page 549, Register's Office for Davidson County, Tennessee.

SAID Lot No. 292 fronts 65.0 feet on the southerly side of Swanton Court and runs back 148.56 feet on the westerly lot line and 105.98 feet on the easterly lot line to a line in the rear which measures 96.39 feet thereon.

BEING the same property conveyed to Michael N. Smith and wife, Rachel L. Smith by deed from Phillips Builders, Inc. of record in Book 7739, page 180, Register's Office for said County.

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 116 Swanton Court, Goodlettsville, TN 37072.

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 1994, 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 any and all matters as they may appear on the Plan of record in Plat Book 6900, page 549, said Register's Office.

3. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6406, page 929, said Register's Office.

4. Subject to By-Laws of record in Book 6406, page 942, said Register's Office.

5. Subject to Deed of Easement Dedication to Madison Suburban Utility District for installation and maintenance of water lines of record in Book 4377, page 94 and Book 6636, page 824, said Register's Office.

6. Subject to Sanitary Sewer Easement to the City of Goodlettsville of record in Book 6117, page 290, said Register's Office.

7. Subject to the rights of others in and to the common areas and/or elements.

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 unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 15th day of August, 1995.

"GRANTORS"

Michael N. Smith
MICHAEL N. SMITH

Rachel L. Smith
RACHEL L. SMITH

"GRANTEE"

Margaret A. Patton
MARGARET A. PATTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL N. SMITH and wife, RACHEL L. SMITH, and MARGARET A. PATTON, 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 15th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $103,000.00.

Margaret A. Patton
Affiant

Sworn to and subscribed before me, this the 15th day of August, 1995.

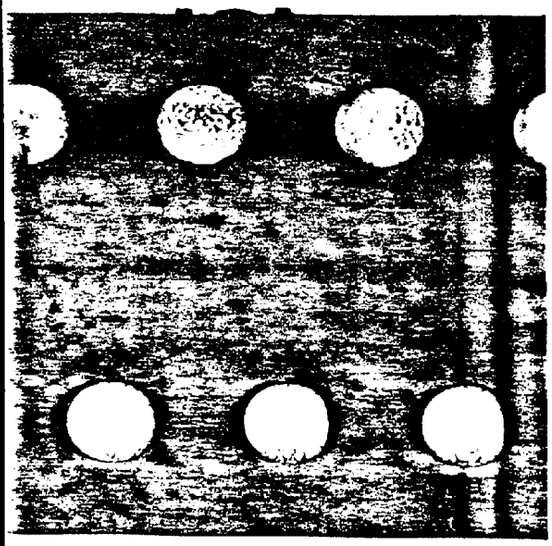
NOTARY PUBLIC

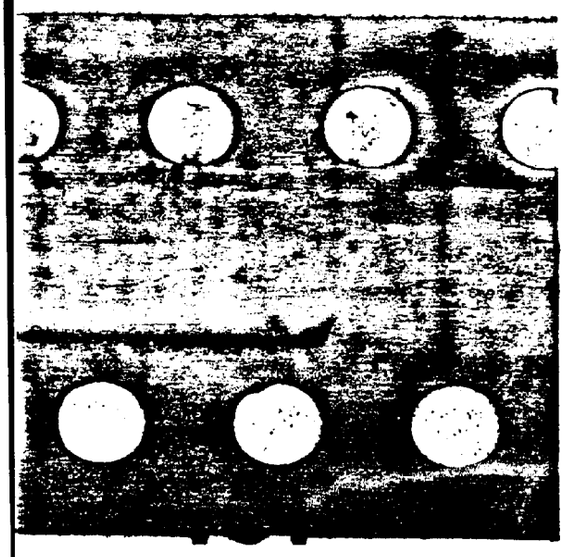
My Commission Expires: 9/17/97

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95 AUG 17 PM 1:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

00090619
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9785 PG 865

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 103000.00
CON TX 381.10
PRFEE 1.00
WDEED 8.00
TOTAL 390.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 390.10

08/17/95 01 13:13 0001 3684

0090619
IDENTIF. ↑ REFERENCE

95 AUG 17 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942657