Box 8-cmw

BOOK 9812PG263

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

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, **JAMES PATNER and wife, BARBARA PATNER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edward B. Van Vorhees, Jr., and spouse, Linda S. Lundin, 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. 713 on the Plan of Abbottsford, of record in Book 6250, pages 419-421, as amended in Book 6771, pages 683, 688 and 698 and Book 6800, page 164, and Book 6578, page 302, register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.
>
> BEING the same property conveyed to James Patner and wife, Barbara Patner by deed from The Zeitlin Group, of record in Book 9434, page 438, Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is subject to: (1) 1995 taxes, prorated and assumed; (2) Restrictions filed in Book 6478, page 177 as amended in Book 6530, page 242; (3) Declaration of Covenants, Condtions and Restrictions of record in Book 6537, page 303, as amended in Book 8106, page 1; Book 8627, page 254 and Book 9381, page 876, said Register's Office; (4) All matters appearing on the Plan of record in Book 6250, pages 419-421, as amended; and (4) to the zoning regulations of the appropriate governmental body.

This is improved property known as: **713 Overton Park, Nashville, TN 37215**

TO HAVE AND TO HOLD the same 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 25th day of July, 1995.

James Patner
JAMES PATNER

Barbara Patner
BARBARA PATNER

STATE OF TN
COUNTY OF Davidson

On this 25 day of July, 1995, before me personally appeared James Patner and wife, Barbara Patner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal.

Katrina West
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 24, 1997

* *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 429,000.00

Edward B. Van Vorhees Jr.
Affiant

Subscribed and sworn to before me this 28th day of September, 1995.

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires 9/18/99

* *

ADDRESS NEW OWNER(S):

Edward B. Van Vorhees, Jr.
Linda S. Lundin
713 Overton Park
Nashville, TN 37215

SEND TAX BILLS TO:

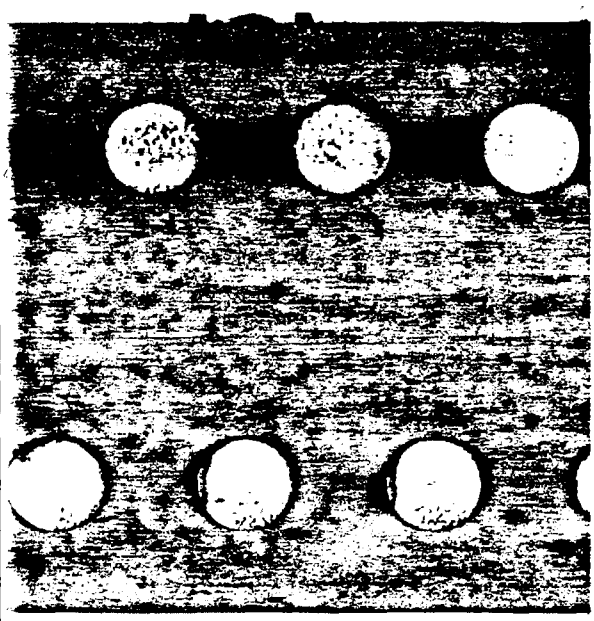
NationsBanc
Mortgage Corporation
P.O. Box105076
Atlanta, GA 30348

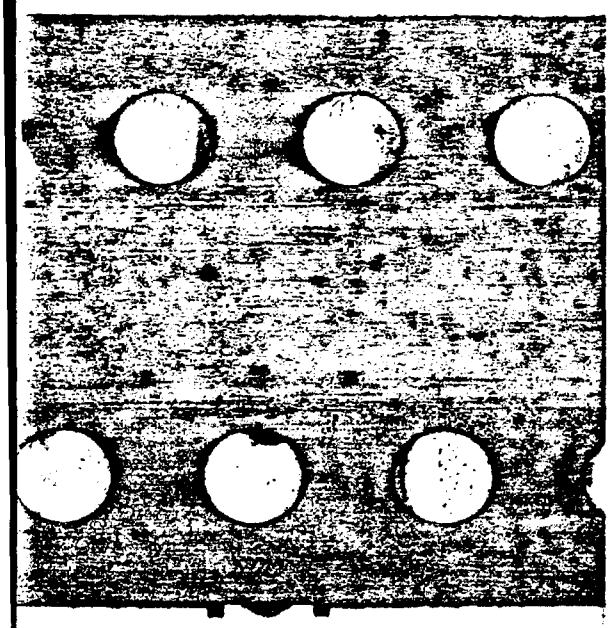
MAP: 117-13
GROUP: B
PARCEL: 40

1190 10/02 0101 03CHECK 1596.30

95 OCT -2 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0106963
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9812 PG 263

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 429000.00
CON TX 1587.30
PRFEE 1.00
WDFEE 8.00
TOTAL 1596.30
CHECK 1596.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/95 01 11:04 0001 1190

0106963
IDENTIF. ↑ REFERENCE

95 OCT -2 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959983