BOOK 9901 PG 258

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
FILE BOX 45

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,758.38

Sandra Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 19 95

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Patton (NAME)	Trans Financial Mortgage (NAME)	MAP 95
2105 Farley Place (ADDRESS)	P.O. Box 1390 (ADDRESS)	GROUP 5-A
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Tullahoma, TN 37388 (CITY) (STATE) (ZIP)	PARCEL 50CO

FOR AND 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 A. Hall and wife, Ellen Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Patton, unmarried

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:

BEING Lot No. 50, on the plan of Belle Acres Subdivision, Section One, of record in Plat Book 5200, Page 144 and revised in Plat Book 5200, Page 227, 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 James A. Hall by deed from C. & S. Builders, Inc., of record in Book 5682, Page 44, and Quitclaim Deed from Mauri L. Hall of record in Book 4401, Page 256, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5408, Page 360, and Master Deed, By-Laws and Restrictive Covenants of record in Book 5408, Page 36, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by James A. Hall and wife, Mauri L. Hall, to Franklin G. Clark, Trustee, for Tennessee Housing Development Agency, dated November 19, 1980, and filed for record in Book 5682, Page 47, Register's Office for said County, with an unpaid principal amount of approximately $ 30,090.38, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 2105 Farley Place, Nashville, TN 37214
(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, 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 hand, S this 27th day of December, 19 95

James A. Hall

James A. Hall

Ellen Hall

Ellen Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Hall and wife, Ellen Hall

the bargainor S 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 and official seal at Nashville, Tennessee, this 27th day of December, 19 95.

Commission expires January 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

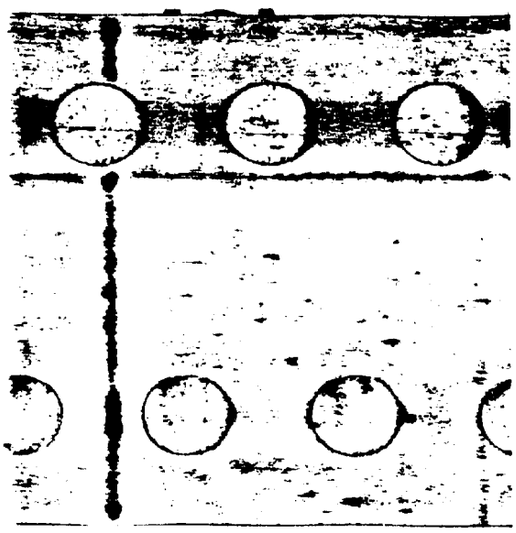
Notary Public

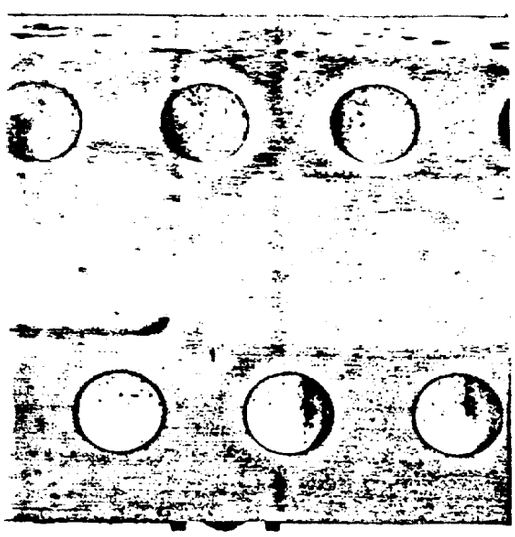
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0135956
IDENTIF. ↑ REFERENCE

95 DEC 28 PM 1:32
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2540 12/28 0101 03CHECK 204.36





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9901 PG 260

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 52758.38
CON TX 195.36
PRFEE 1.00
WDEED 8.00
TOTAL 204.36
CHECK 204.36

12/28/95 01 13:34 0001 2540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135956
IDENTIF. ↑ REFERENCE

95 DEC 28 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990924