File 13572
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9914 PG 677

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PHILIP R. PATTON	NEW OWNER	Map 157
(NAME)	(NAME)	
6520 Radcliff Drive		Parcel 109
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221		F.B. 7D40981
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, HILARY EDWARD ADAMS, III , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP R. PATTON AND WIFE, SUSAN D. PATTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 56 on the Plan of Section Two Devonshire Manor, as of record in Plat Book 5200, page 242, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Hilary Edward Adams, III, single by deed from Bailey Enterprises, Inc. of record in Book 6301, page 241, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5580, page 507: (3) Charter of record in Book 7584, page 337; (4) Codes Letter of record in Book 8834, page 740; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 242, said Register's Office.

Rita Adams, spouse of Hilary Edward Adams, III, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Hilary Edward Adams, III.

96 JAN 11 AM 10:04
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 01139891

unimproved ( )
This is improved (XX) property, known as 6520 Radcliff Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of January, 19 96

Hilary Edward Adams, III
HILARY EDWARD ADAMS, III

J. Rita Adams
RITA ADAMS

STATE OF TENNESSEE

BOOK 9914 PG 673

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HILARY EDWARD ADAMS, III and wife, Rita Adams with whom I am personally acquainted, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained.

Witness my hand at office, this ~~9th~~ day of ~~January~~, 19 96.

My commission expires 11-28-98 Notary Public Helen D. Scott

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~
~~Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Hilary Edward Adams, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Rita Adams, and is authorized by the said Rita Adams to execute this instrument on her behalf.~~
~~Witness my hand, at Office, this 9th day of January, 1996.~~

~~NOTARY PUBLIC~~

~~My Commission Expires:~~

5732 01/11 0101 03CHECK 1981.10

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~533,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~9th~~ DAY OF ~~January~~, 19 96.

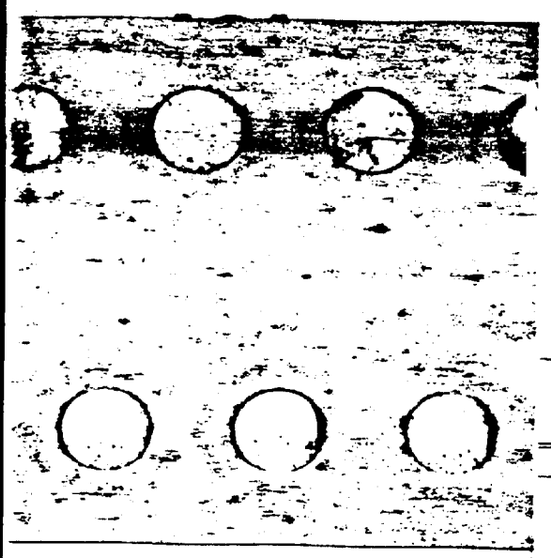
MY COMMISSION EXPIRES: 11-28-98 Notary Public
(AFFIX SEAL)

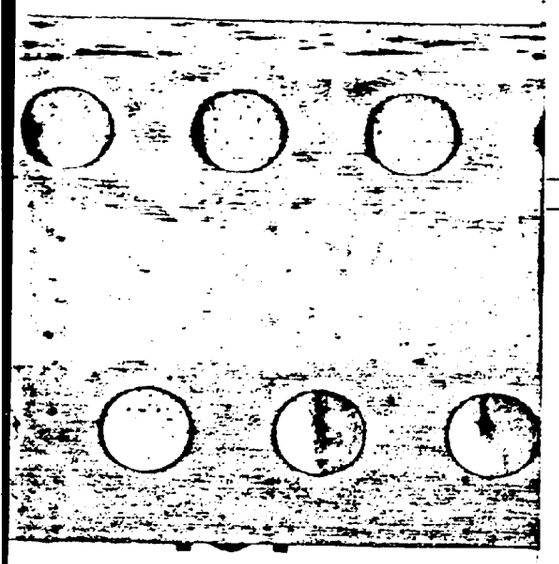
WARRANTY DEED

FROM HILARY EDWARD ADAMS, III

TO PHILIP R. PATTON AND WIFE, SUSAN D. PATTON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 9914 PG 679

FOR _____

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
533000.00
CON TX 1972.10
PRFEE 1.00
WDEED 8.00
TOTAL 1981.10
CHECK 1981.10

01/11/96 01 10:06 0001 6732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139891
IDENTIF. & REFERENCE

96 JAN 11 AM 10:04
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 995062