96010027
BOX 28

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9932 PG 75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF January, 19 96

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MAXIE O. PATTON, JR. AND JAMES R. CANNON (NAME)	Same (NAME)	72-6-296
3001 Melody Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

HAROLD R. GREGORY AND WIFE, SHIRLEY M. GREGORY

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

MAXIE O. PATTON, III AND JAMES R. CANNON

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 75 feet front of Lot No. 3 on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

Said property fronts 75.0 feet on the southerly margin of Kirkland Avenue and extends back 203.5 feet on the easterly line and 236.0 feet on the westerly line to a dead line in the rear, measuring 177.0 feet thereon.

Being the same property conveyed to HAROLD R. GREGORY AND WIFE, SHIRLEY M. GREGORY by deed from JOY L. FOX, of record in Book 7692, page 233, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro taxes for 1996, which have been prorated and assumed by the Grantee.
2. TVA Easement 100 feet in width running across the southerly portion of lot.
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4070, page 745, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 1102 Kirkland Avenue (House Number) (Street) Nashville, TN 37216 (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of January, 19 96.

Harold R. Gregory
HAROLD R. GREGORY

Shirley M. Gregory
SHIRLEY M. GREGORY

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9932 PG 76

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Harold R. Gregory and wife, Shirley M. Gregory, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 30th day of January, 19 96.

My Commission expires:
11/28/98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

0145491

IDENTIF. ↑ REFERENCE

96 JAN 30 PM 3:59 FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

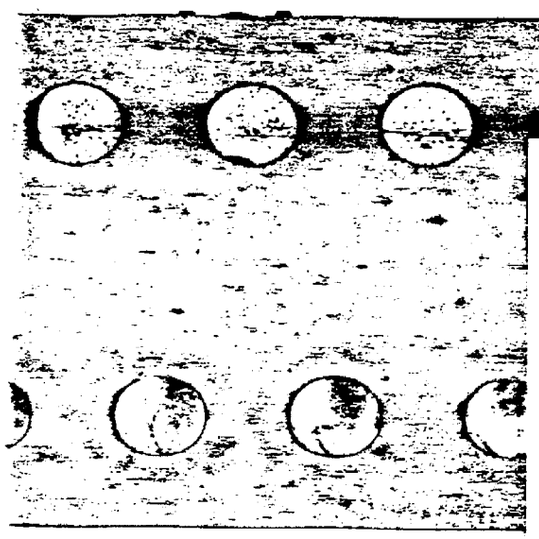
Witness my hand and official seal at office this _____ day of _____, 19____.

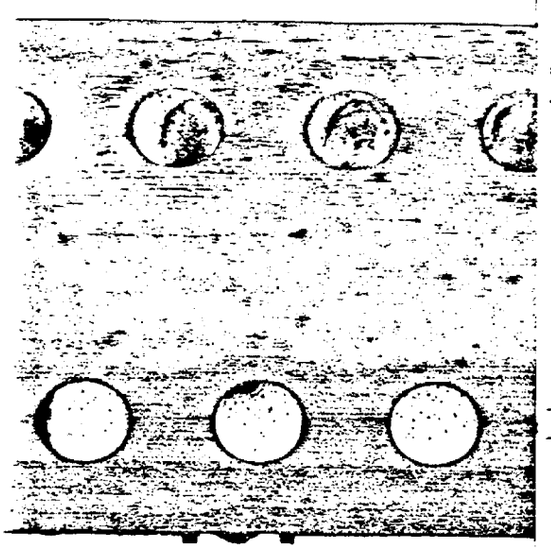
My Commission expires:

_____

Notary Public

27 1/30/96 0101 03 CHECK
75.50





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

RECEIVED OF _____

FOR _____

BOOK 9932 PG 77

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 45000.00	
			CON TX 166.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 175.50	
			CHECK 175.50	
01/30/96	01	16:00	0001 2790	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145491
IDENTIF. ↑ REFERENCE

96 JAN 30 PM 4:0
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1001040