[ADDRESS NEW OWNER:	] SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[	]FT Mortgage Companies d/b/a	]]
[Booker T. Patterson	]First Tennessee Mortgage	] MAP and PARCEL]
[Margaret E. Patterson	]Company, Inc.	]]
[3124 Goodwin Drive	] P.O. Box 613136	] 136-13-81]
[Nashville, TN 37217	] Memphis, TN 38101	]]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 9938 PG 912

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ronald Alan Combs and Margaret Kathleen Combs, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Booker T. Patterson and Margaret E. Patterson, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 57 on the Plan of Edge-O-Lake, Section 20-A, of record in Book 5200, Page 183, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Ronald Alan Combs and wife, Margaret Kathleen Combs by warranty deed from Intercontinental Construction Co., Inc. of record in Book 6135, Page 741, Register's Office, Davidson County, Tennessee.

This is property with a common address of 3124 Goodwin Drive, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 183, said Register's office and all matters therein; 3) Covenants of record in Book 5460, Page 269, and in Book 5496, Page 697, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $83,000.00]
[ ]
[X Booker Patterson]
[Affiant]
[Subscribed and sworn before me this 31st day of January, 1998.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **January, 1996.**

BOOK 9938PG913

Ronald Alan Combs

Margaret Kathleen Combs

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 **Ronald Alan Combs and Margaret Kathleen Combs, husband and wife** , with whom I am personally acquainted, or who 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 **31st** day of **January, 1996.**

NOTARY PUBLIC AT LARGE

Notary Public
My Commission Expires:

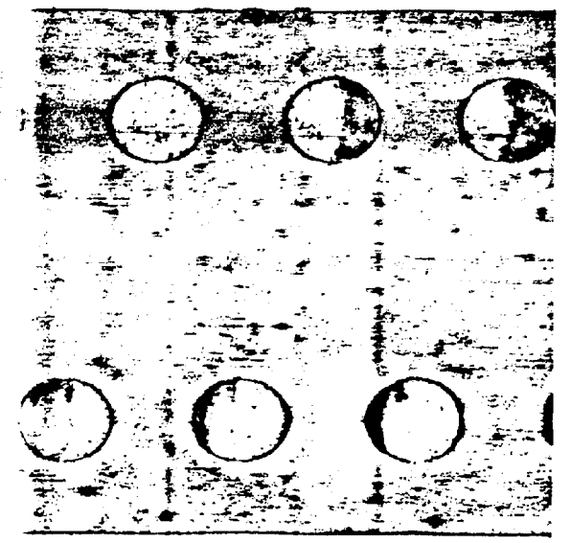
File No. 9601-031

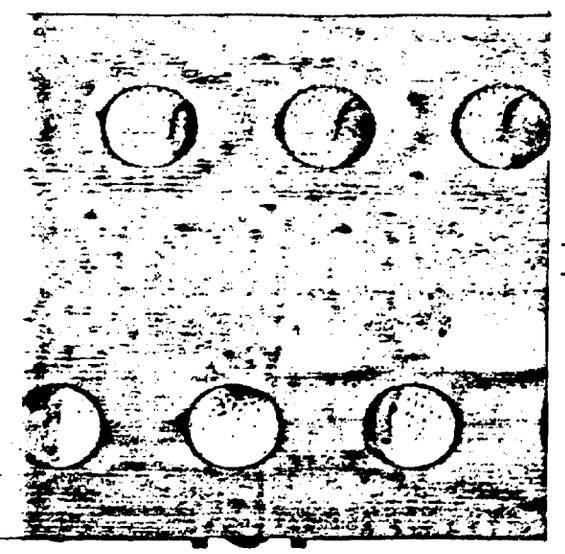
IDENTIF. & REFERENCE

96 FEB -6 AM 8:39

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4929 02/06 0101 03CHECK 353-10





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

RECEIVED OF _____

FOR _____

BOOK 9938 PG 914

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
TOTAL 353.10
CHECK 353.10

02/06/96 01 08:43 0001 4929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147501
IDENTIF. # REFERENCE

96 FEB -6 AM 8:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003154