IDENTIF. & REFERENCE

96 MAR 29 AM 8:08
FELIX P. DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM: HELEN PATE BAIN

TO: MARY PATE RABY

BOOK 9994 PG 872

MAP NO.: 130-9

PARCEL NO.: 68, 69, and 87

ADDRESS NEW OWNER AND SEND TAX NOTICES TO:
Mary Pate Raby
210 Maybelle Lane
Nashville, TN 37205

RECITALS

1. By deeds of record in Book 2099, page 252, Book 3162, page 11, and Book 4399, page 238, respectively, Office of the Register for Davidson County, Tennessee, certain parcels of realty in Davidson County, Tennessee, hereinafter described, were conveyed to William Buford Pate and wife, Florence Whitt Pate.

2. The said William Buford Pate died in Davidson County, Tennessee, on the 26th day of August, 19 75, survived by his wife, Florence Whitt Pate, who became the sole owner of the said realty as the surviving tenant by the entirety.

3. The said Florence Whitt Pate died in Davidson County, Tennessee, on the 12th day of September, 1995. Her Last Will and Testament was probated in the Probate Court for Davidson County, Tennessee in Case No. 95P-1629, and is of record in Will Book 201, page 232, Office of the Probate Clerk for Davidson County, Tennessee.

4. The said Last Will and Testament of Florence Whitt Pate devised the real estate herein described and all other assets of her estate in equal shares to her two children, being Mary Pate Raby, the Grantee herein, and Helen Pate Bain, the Grantor herein.

CONVEYANCE

For and in consideration of the sum of $169,725.00 paid by Mary Pate Raby to Helen Pate Bain, the receipt of which is hereby acknowledged, I, Helen Pate Bain, an unmarried person, have bargained and sold, and by these presents do transfer and convey unto the said Mary Pate

Raby, her heirs and assigns, my one-half undivided interest in the following-described tracts or parcels of land in Davidson County, Tennessee:

TRACT NO. 1: A small tract or parcel of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, as follows:

Being the westerly 0.42 of an acre of Lot No. 6 and the easterly 1.58 acre of Lot No. 7 in Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, the plan of which is of record in Book 421, page 64, Register's Office for said County, described as follows:

Beginning in the center of Meadow-Wood Drive at a point, the southwest corner of the tract of 1.81 acres, more or less, conveyed by Bransford Realty Company to H. H. Heistand and wife, Lillie Heistand, by deed of record in Book 499, page 100, said Register's Office, thence along the center of Meadow-Wood Drive in a northwesterly direction 77 feet to a point, the southeast corner of the tract of 1.75 acres conveyed by Bransford Realty Company to Ben S. Peffen and wife, Bessie B. Peffen, by deed of record in Book 499, page 84, said Register's Office; thence north 28 degrees east 601 feet to a point, said Peffen's northeast corner in the north margin of a 15 foot reserved strip; thence south 70½ degrees east 211½ feet to said Heistand's northwest corner in the north margin of said 15 foot reserved strip; thence along said Heistand's westerly boundary line south 40 degrees west 643 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to William Buford Pate and wife, Florence Whitt Pate, by deed from Bessie B. Peffen, Robert J. Hamilton, Marcella M. McKelvey, Joseph F. Hamilton, and Martin Ridley Hamilton, all of the heirs of Martin M. Hamilton, Deceased, of record in Book 2099, page 252, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being the westerly part of the northerly part of lot No. 7 and the easterly part of the northerly part of lot No. 8 on the Plan of Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, as of record in book 421, page 64, Register's Office for said County, described according to a survey made by James L. Murphy, Jr., Surveyor, November 16, 1960, as follows:

Beginning on the southerly margin of a 25-foot strip reserved for roadway, at the northeast corner of lot No. 6 on the Plan of Warner Court, Section 2, as of record in book 2330, page 124, said Register's Office; thence with the southerly margin of said 25-foot strip, south 69 degrees 55 minutes east 171.99 feet to the northwest corner of the property conveyed to William Buford Pate and wife, by deed from Bessie B. Peffen et al, of record in book 2099, page 252, said Register's Office; thence with said Pate's westerly line, south 28 degrees 55 minutes west 269.94 feet to the center of Clydelan Court (proposed); thence with the center of said Court, north 34 degrees 01 minute west 19.37 feet to the beginning of a curve; thence around said curve with a radius of 154.12 feet, northwestwardly 96.39 feet; continuing with the center of said Court, north 69 degrees 51 minutes west 25 feet to the eastern boundary of the Plan of Warner Court, Section 2, thence with said boundary, north 20 degrees 08 minutes east 226.04 feet to the beginning. This conveyance is made subject to an easement for 15-foot strip along northerly line of premises,

as referred to in deed of record in book 499, page 84, said Register's Office, and as shown on plan of record in book 421, page 64, said Register's Office.

Being part of the same property conveyed to William Buford Pate and wife, Florence Whitt Pate, by deed from Ben S. Peffen and wife, Bessie B. Peffen, of record in book 3162, page 11, Office of the Register for Davidson County, Tennessee.

TRACT NO. 3: Being the easterly 1.41 of an acre of lot numbered "eight" (8) and the westerly .34 of an acre of lot numbered "seven" (7) in the Bransford Realty Co's Forrest Park Subdivision of part of Belle Meade, the plan of which is of record in Book 421, page 64 of the Register's Office for Davidson County, Tennessee, and is more accurately described as beginning at a point in the southern margin of a 25 foot strip reserved 659 feet south of the northeast corner of Lot No. 10 in said plan; thence southerly 28 degrees west 601 feet to a point in Meadow-wood Drive; thence north 77 degrees west 83 feet to a point; thence north 19 degrees east 606 feet to a point in the southern margin of Meadow-wood Drive; thence in an eastwardly direction and along the southern margin of said Meadow-wood Drive 172 feet to the point of beginning, and containing 1.75 acres, more or less, including and excluding a 15' strip reserved off the northerly part of said lot for a road.

Included but excluded herefrom is the property conveyed to William Buford Pate and wife, from Ben S. Peffen and wife, as of record in Book 3162, page 11, Register's Office, for Davidson County, Tennessee.

Being the same property conveyed to William Buford Pate and wife, Florence Whitt Pate, by Deed from Bessie Peffen McKelvey and Dorothy Peffen Bruer, of record in Book 4399, page 238, Office of the Register for Davidson County, Tennessee.

The above-described property consists of three adjoining tracts known as 210 Maybelle Lane and 120 Meadow Wood Drive, Nashville, Tennessee, 37205, further identified as Parcels 68, 69, and 87 of Map 130-9, official property maps for Davidson County, Tennessee.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Pate Raby, her heirs and assigns, forever.

And I do covenant with the said Mary Pate Raby that I am lawfully seized and possessed of a one-half interest in said land in fee simple, have a good right to convey it, and the same is unencumbered, except for taxes for 1996.

I, Helen Pate Bain, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Pate Raby, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26 day of February, 1996.

Helen Pate Bain
HELEN PATE BAIN

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Pate Bain, the Bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Baldwin County, Alabama, this 26th day of February, 1996.

Miriam A Jenkins
NOTARY PUBLIC

My commission expires:

My Commission Expires 1-23-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that the consideration for this Deed is $169,725.00.

Helen Pate Bain
AFFIANT

Sworn to and subscribed before me this 26th day of February, 1996.

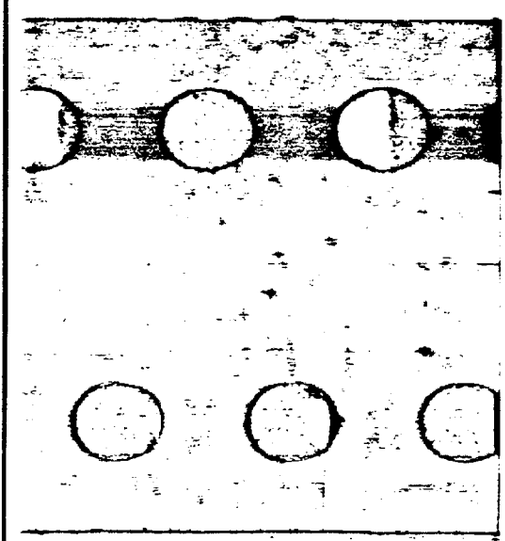
Miriam A Jenkins
NOTARY PUBLIC

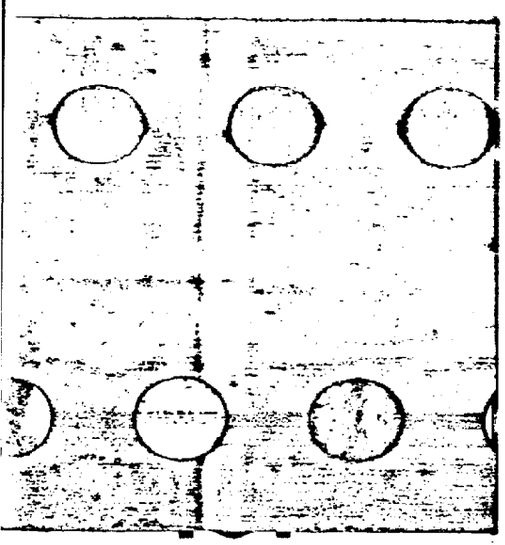
My commission expires:

My Commission Expires 1-23-2000

This instrument prepared by: GEORGE H. CATE, JR., ATTORNEY
95 White Bridge Road
Suite 503, Cavalier Building
Nashville, TN 37205
615/352-8677

FEB 27 '96 11:01 03CHECK 644.99





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

RECEIVED OF _____

FOR _____

BOOK 9994 PG 876

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	169725.00
CON TX	627.99
PRFEE	1.00
MTGFEE	16.00
TOTAL	644.99
CHECK	644.99

03/29/96 01 08:08 0001 3819

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165107
IDENTIF. ↑ REFERENCE

96 MAR 29 AM 8:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021832