26B

BK 10013 PG 969

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Curtis E. Hereford 1459 Janie Avenue Nashville, TN 37216	First American National Bank First American Ctr. Nashville, TN 37237-0209	Map 072-040 Parcel 277.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Phillip Edward Patton (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Curtis E. Hereford (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 of Block "D" on the Map of Country Club Estates as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Janie Avenue, 165 feet north of the northerly margin of McGavock Avenue; thence with the easterly margin of Janie Avenue, northwardly 127.5 feet to the corner of Lots Nos. 33 and 34; thence with the line between said lots, eastwardly 185.7 feet; thence southwestwardly 225.6 feet to the beginning.

Being the same property conveyed to Phillip Edward Patton Warranty Deed from Deatrice T. James of record in Book 9135, Page 741, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1459 Janie Avenue, Nashville, Tennessee 37216.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $89,500.00. CFH

Curtis E Hereford
Affiant

Subscribed and sworn to before me this 16th day of April, 1996.

Notary Public

My Commission Expires _____

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of April, 1996.

Phillip Edward Patton

Phillip Edward Patton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

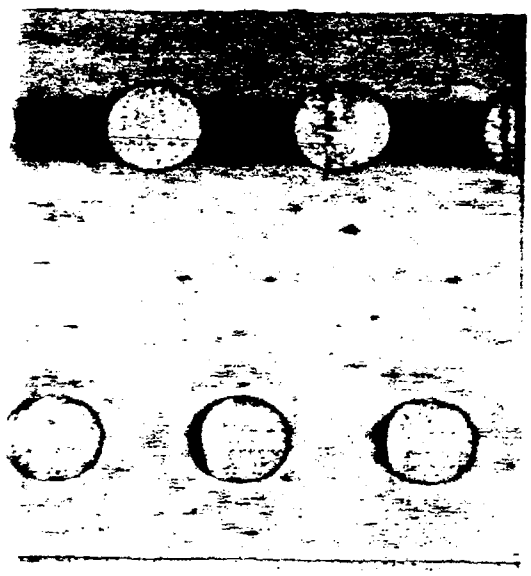
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip Edward Patton**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

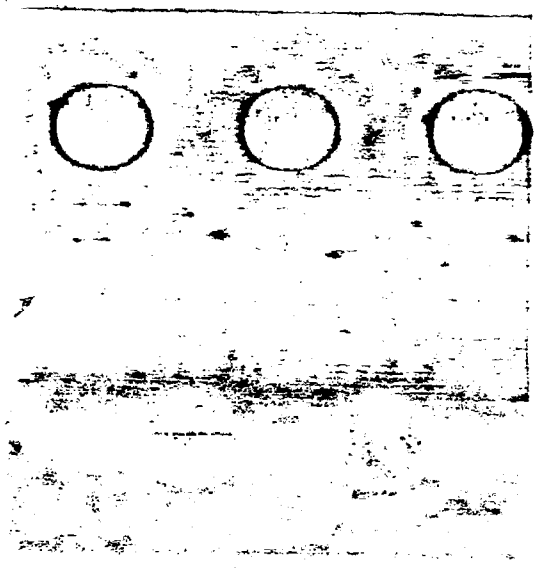
WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: January 24, 1998

017216
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ RBK 10018 PG 971

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

CAPT 895300.00
[illegible] 22.13
[illegible] 1.00
[illegible] 3.00
TOTAL 340.13
CHECK 340.13
[illegible] CASH 0001 1534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172416
IDENTIF. # REFERENCE

96 APR 17 PM 2:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1029584