BOOK 10028 PG 568

FILE BOX 45

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,319.31

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra J. Patton (NAME)	First Union Mortgage Compnay (NAME)	MAP 86-7
1039 Pleasant View Drive (ADDRESS)	P.O. Box 12701 (ADDRESS)	PARCEL 78
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Roanoke, VA 24027-2701 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Arthur J. Wright and wife, JoAnn Wright

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra J. Patton, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 164, on the plan of Jackson's Retreat, Phase III, of record in Plat Book 5200, Page 517 and 518, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Arthur J. Wright, Jr. and wife, JoAnn Wright by deed from Shaneeka Lashay Ellis, unmarried, of record in Book 9212, Page 407, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5741, Page 360, Book 5745, page 294, and Book 6056, page 672, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Joe Alan Cecil and wife, Sandra Gail Cecil, to J. G. Palmer, Trustee, for Commerce Union Bank, dated January 31, 1984, and filed for record in Book 6224, Page 244, Register's Office for said County, with an unpaid principal amount of approximately $ 65413.31, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 1401 Autumn Knoll Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 25th day of April 19 96

Arthur J. Wright

JoAnn Wright

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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 Arthur J. Wright and wife, JoAnn Wright

the bargainor S, with whom I am personally acquainted or 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 25th day of April, 1996.

Commission expires January 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE
ZANA C. [illegible]
DAVIDSON COUNTY, TENN.

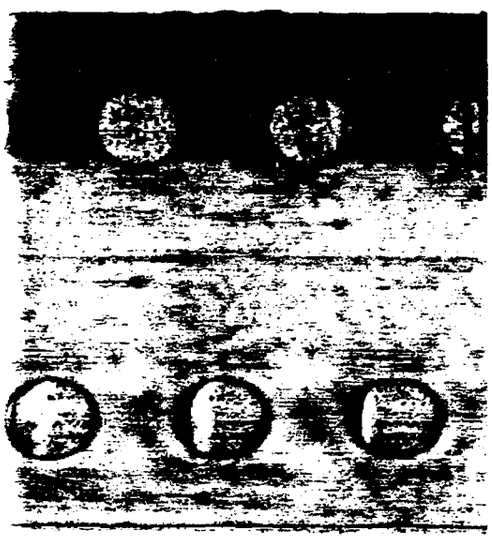
017543

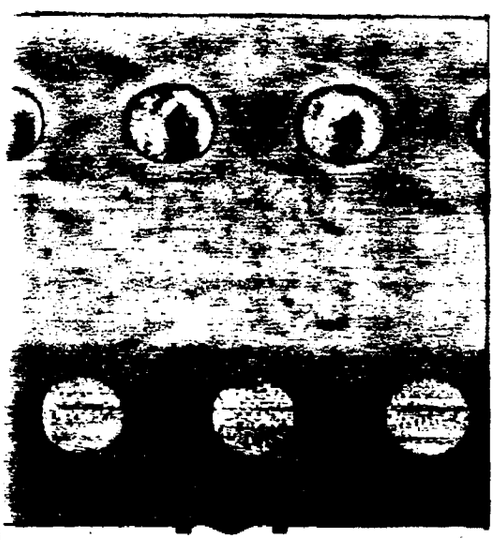
IDENTIFICATION REFERENCE

96 APR 25 PM 2:51

DAVIDSON COUNTY, TN.

4785 04/26 0101 03CHECK 335.78





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

RECEIVED OF _____

FOR _____

BOOK 10028 PG 570

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 88319.31
CON TX 326.78
PRFEE 1.00
WDEED 8.00
TOTAL 335.78
CHECK 335.78

04/26/96 01 14:57 0001 4785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175473
IDENTIF. # REFERENCE

96 APR 26 PM 2:51
REGISTER
DAVIDSON COUNTY, TN.

No. 1032837