48
Realty

WARRANTY DEED

STATE OF TENNESSEE BOOK 10031 PG 227
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dohnyale T. Patterson (NAME)	Chase Manhattan Mortgage (NAME)	172-12-0-A
6012 Bradford Hills Drive (ADDRESS)	343 Thornall Street (ADDRESS)	007.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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, Bradford Hills Sales, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dohnyale T. Patterson and Ohnyale T. Patterson, as joint tenants with the right of survivorship DOB:3/19/95 DOB:3/28/91

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:

Land in Davidson County, TN, being Lot No. 7 on the Plan of Section One, Bradford Hills, of record in Book 7900, Page 6 and amended in Book 7900, Pages 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradford Hills Sales, a Tennessee general partnership by deed from Firooz Yazdian of record in Book 8254, Page 189, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170; By-laws in Book 8071, Page 531; Agreement in Book 8292, Page 753; Charter in Book 8071, Page 520; Open Space in Book 8154, Page 304 and Book 9779, Page 672; and all matters shown on the Plan of Record.

The herein Dohnyale Patterson is one and the same person as Donyale Patterson as named in the court order recorded simultaneously herewith.

0176326 IDENTIF. ↑ REFERENCE

96 APR 30 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5730 04/30 0101 03CHECK 589.53

unimproved ( )
This is improved (X) property, known as 6012 Bradford Hills Drive, Nashville, TN 37211
(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 26th day of April 19 96

Bradford Hills Sales, a Tennessee general partnership
By: Paul E. Johnson
Paul E. Johnson, Partner

Attest:
Fred Yazdian, Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

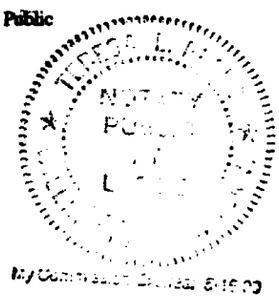
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson and Fred Yazdian with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partners and Partners respectively of the Bradford Hills Sales, the within named bargainor, and corporation, and that they as such Partners and Partners being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Paul E. Johnson as such Partners, and attesting the same by the said Fred Yazdian as such Partners.

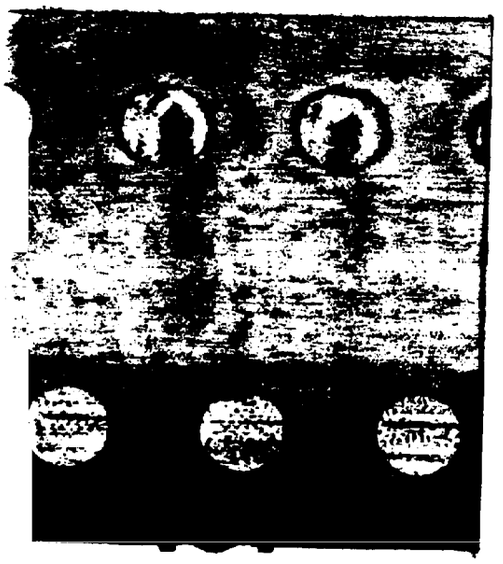
Witness my hand and official seal at office at Brentwood, TN on this the 26th day of April 19 96.

My commission expires May 16, 1999

_____
Notary Public







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

RECEIVED OF _____

FOR _____

BOOK 10031 PG 229

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	
				156900.00
			CON TX	580.53
			PRFEE	1.00
			WDEED	8.00
			TOTAL	589.53
			CHECK	589.53
04/30/96		01	11:07 0001	5730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176326
IDENTIF. ↑ REFERENCE
96 APR 30 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033774