ile Box 9-B
irst Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10040 PG 948

13799

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES M. MORSE (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	131-5-C
110 Forest Place Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	110
Nashville, Tennessee 37215 (CITY) (STATE) (P O ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	7DA-92308

FOR AND IN 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, THOMPSON B. PATTERSON, SR., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. MORSE, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being Unit No. 110, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thompson B. Patterson, Sr, a single person by deed from First American National Bank of record in Book 8508, page 571, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6566, page 4, and in Book 6674, page 583, in Book 6822, page 721; (3) Charter of record in Book 7925, page 64, and in Book 8350, page 426; (4) Easements of record in Book 4161, page 814, and Book 6229, page 484, Book 4377, page 710, and Book 4403, page 627; (5) Agreement of record in Book 6702, page 330; (6) Resolution of record in Book 7052, page 19; (7) All matters appearing on the Plan of record in Plat Book 6822, page 721, Book 6250, page 699, said Register's Office.

96 MAY -6 AM 11:01
ELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0178879

unimproved ( )
This is improved (XX property, known as 110 Forest Place Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of April, 19 96.

THOMPSON B. PATTERSON, SR.

TATE OF TENNESSEE
OUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMPSON B. PATTERSON, SR.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of April, 19 96

My commission expires 11/25/96 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 10040 PG 949

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Affiant

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

MY COMMISSION EXPIRES: 11/25/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

THOMPSON B. PATTERSON, SR.

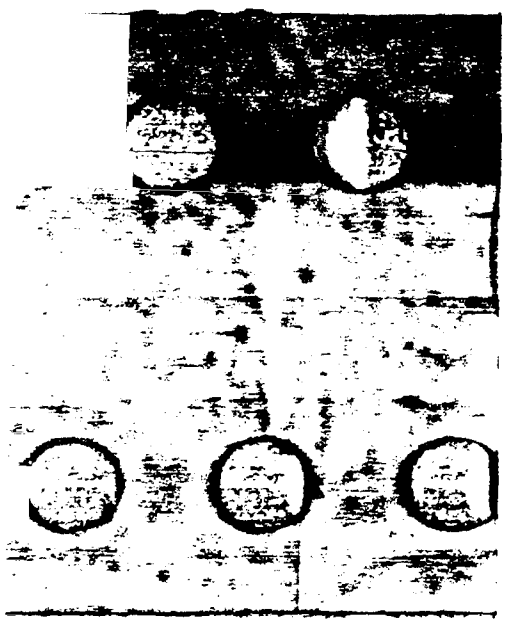
TO

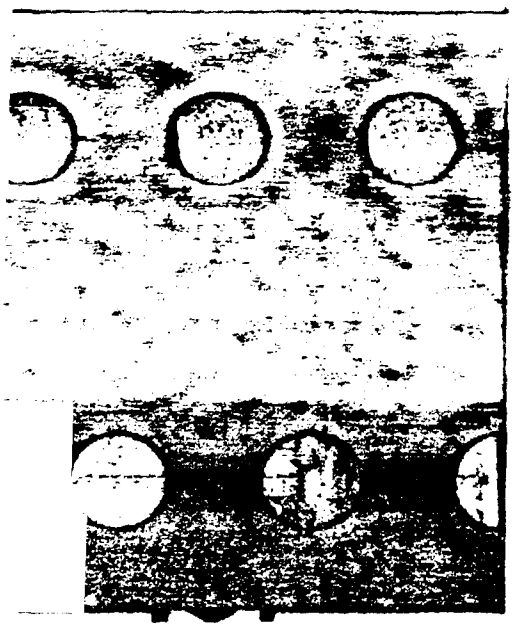
JAMES M. MORSE

RECEIVED $179,900.00 CHECK 674-5

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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			
		179900.00		
	DON TX		665.63	
	PRFEE		1.00	
	WDEED		8.00	
	TOTAL		674.63	
	CHECK		674.63	

05/06/96 01 11:05 0001 8453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178879
IDENTIF. ↑ REFERENCE

96 MAY -6 AM 11:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

BOOK 10040 PG 950

No. 1036472