58

WARRANTY DEED

BOOK 10049 PG 531

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D. Patterson (NAME)	Leader Federal Bank for Savings (NAME)	MAP 42-14
327 Westchester Drive (ADDRESS)	158 Madison Avenue (ADDRESS)	PARCEL 115
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38103 (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, L. C. Morris and wife, Jane W. Morris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason D. Patterson and wife, April D. Patterson

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:

TRACT I:

LAND in Davidson County, Tennessee being Lot 18 on the Plan of Holiday Hills, Section II, as of record in Book 3700, page 19, Register's Office for said County.

SAID lot fronts 190.4 feet on the westerly side of Westchester Drive and runs back 268.8 feet on the northerly line and 182.70 feet on the southerly line to a dead line in the rear on which it measures 179.80 feet.

Being the same property conveyed to L.C. Morris and wife, Jane W. Morris by deed from Castleman Construction Company of record in Book 4008, page 453, Register's Office for Davidson County, Tennessee.

TRACT II

LAND in Davidson County, Tennessee being shown as Tract "C" on the survey by Ernest S. Van Hoozer, T.R.L.S. #1484, 118 South Second Street, Pulaski, Tennessee 38476, dated June 12, 1990, and being the southern part of Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, page 28, Register's Office for Davidson County, Tennessee, described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 327 Westchester Drive, Madison, Tennessee 37115
(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 22nd day of April, 19 96

L. C. Morris

Jane W. Morris

BOOK 10049 PG 532

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. C. Morris and wife, Jane W. Morris

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 Franklin, Tennessee, this 22nd day of April, 19 96.

Commission expires 11-30-97

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

To find the true point of beginning, start at a point north 240 feet, more or less, from the intersection of Westchester Drive and Holiday Drive, along the easterly margin of Holiday Drive, being the southwest corner of Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, page 28, Register's Office for said County; thence leaving Holiday Drive North 84 degrees 53 minutes East 168.15 feet along the south line of Lot 16 of Holiday Hills Subdivision to a point, the true point of beginning; thence North 17 degrees 04 minutes West 114.58 feet to a point; thence North 82 degrees 59 minutes East 160.00 feet to a point in the east property line of Lot 16 of Holiday Hills Subdivision; thence South 44 degrees 07 West 234.50 feet to the true point of beginning.

Being the same property conveyed to L. C. Morris and wife, Jane W. Morris by deed from James E. Malone and wife, Frances L. Malone of record in Book 9084, page 524, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 3670, page 154 and Book 3927, page 917 Register's Office for Davidson County, Tennessee.

Plan of record in Book 3600, page 28 and Book 3700, page 19, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for Sanitary Sewers and or storm drainage of record in Book 5649, page 196, said Register's Office.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

018154

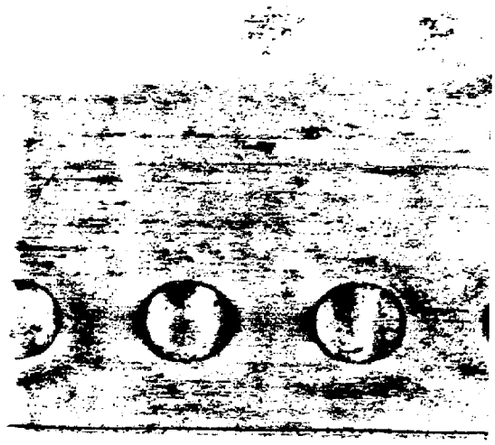
IDENTIF. ↑ REFERENCE

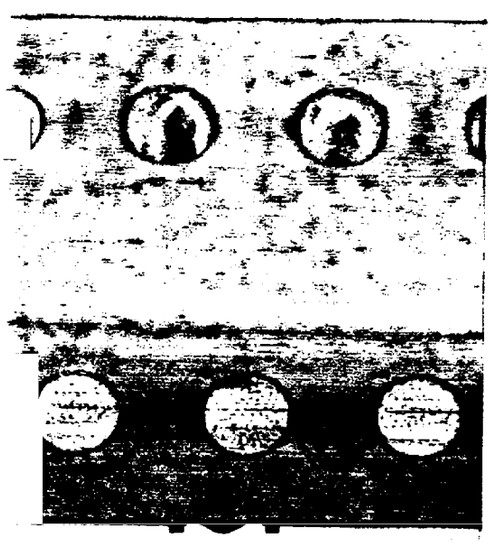
96 MAY 14 PM 12:46

DAVIDSON COUNTY, TN.

1412 05/14 0101 03CHECK 542.10

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





RECEIVED OF _____

FOR _____

BOOK 10049 PG 534

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
				143000.00
				CON TX 529.10
				PRFEE 1.00
				WDEED 12.00
				TOTAL 542.10
				CHECK 542.10
05/14/96	01			12:48 0001 1412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181544
IDENTIF. ↑ REFERENCE

96 MAY 14 PM 12:46

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1039385