BOX 15
KMC

This instrument prepared by:
Claiborne K. McLemore III
Kemper & McLemore, P. L. C.
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201

BOOK 10061 PG 403

Address New Owner:
Jo Edna Patterson
932 Old Fountain Place
Hermitage, TN 37076

Send Tax Bills To:
-Same-

Map: 64
Parcel: 12A-932

5437 05/24 0101 03CHECK 427.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARTIN A. GARRETT, SR. and wife, AGATHA C. GARRETT, (the "Grantors") has this day bargained and sold, and do hereby transfer and convey to JO EDNA PATTERSON (the "Grantee"), her heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

> All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference in their entirety

This is improved property known generally as 932 Old Fountain Place, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and her heirs, successors and assigns forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and assigns against the lawful claims of all persons.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender snall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 22nd day of May, 1996.

Martin A Garrett Jr.
MARTIN A. GARRETT, SR.

Agatha C. Garrett
Jane Garrett Speakman
AGATHA C. GARRETT
by Jane Garrett Speakman
attorney-in-fact
(Power of Attorney of record in Book 10061, page 402, Register's Office for Davidson County, Tennessee)

-1-

0185256
IDENTIF. # REFERENCE

96 MAY 24 PM 4:27
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Martin A. Garrett, Sr., 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 seal at office in Nashville, Tennessee, this 22nd day of May, 1996.

Dawn E. Wright
NOTARY PUBLIC

My Commission expires: 9-21-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 22nd day of May, 1996, before me personally appeared Jane Garrett Speakman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Agatha C. Garrett acknowledged that such person executed the same as the free act and deed of Agatha C. Garrett.

WITNESS my hand and seal at office in Nashville, Tennessee.

Dawn E. Wright
NOTARY PUBLIC

My Commission expires: 9-21-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Jane Edna Patterson
Affiant

Subscribed and sworn to before me,
this 22nd day of May, 1996.

Dawn E. Wright
Notary Public

My commission expires: 9-21-96
a:\b016gnh

EXHIBIT A

Land in Davidson County, Tennessee, being described more fully as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 932 of Fox Run Condominiums, Section 2, of record in Book 5200, page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Martin A. Garrett, Sr. and Agatha C. Garrett by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, of record in Book 5947, page 793, said Register's Office.

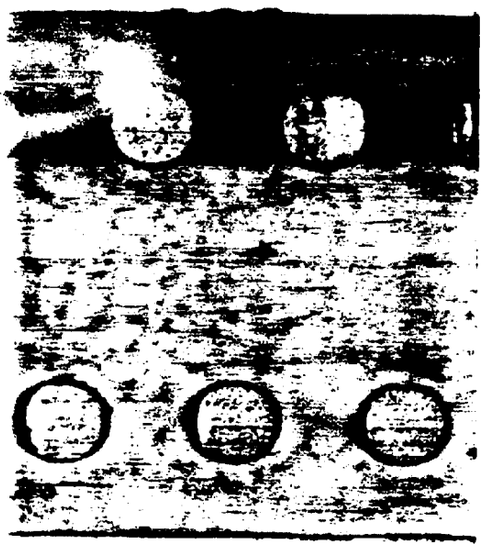
The subject property is subject to the following:

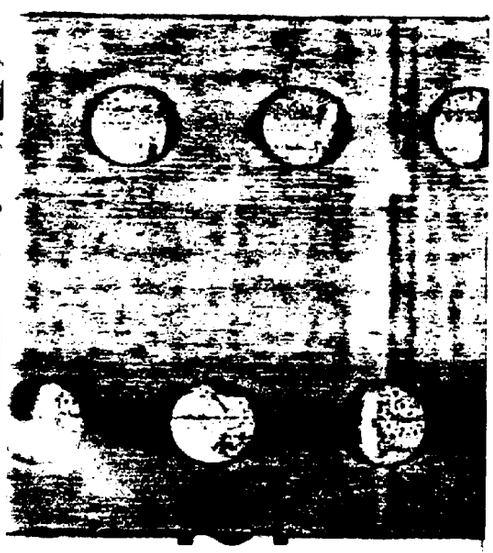
1. 1996 property taxes, which have been pro-rated and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 5200, page 148, said Register's Office.

3. The subject property is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in § 66-27-101 et. seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirement thereof, and is subject to the By-laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run Condominiums, of record in Book 5535, page 713, corrected or record in Book 5895, page 516 and Book 5936, page 301, amended of record in Book 6370, page 817 and Book 8510, page 95, Register's Office for Davidson County, Tennessee, and the By-laws appended thereto of record in Book 5895, page 518, amended of record in Book 5548, page 852, Book 5896, page 1 and and Book 8510, page 100, said Register's Office.

4. Rights of others in and to the common elements.





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

RECEIVED OF _____

FOR _____

BOOK 10061 PG 406

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 112000.00
CON TX 414.40
PRFEE 1.00
MDEED 12.00
TOTAL 427.40
CHECK 427.40

05/24/96 01 16:33 0001 5437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185256
IDENTIF. ↑ REFERENCE

96 MAY 24 PM 4:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043359