BOX 44

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 1996. Notary Public My Commission Expires: 5/23/98

Address New Owner As Follows: Richard C. Patrick, Jr. and wife, Kathleen T. Patrick 105 Leake Avenue, #61 Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 116-13-0-C 061.00CO 7DZ 28066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS B. ZERFOSS, III AND LEIGH ZERFOSS ATKINS, pursuant to the Will of Jeanne Pilkerton Sanders, of record in Will Book 203, page 316, Probate Court Clerk of Davidson County, Tennessee.** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RICHARD C. PATRICK, JR., AND WIFE, KATHLEEN T. PATRICK,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Apartment No. 61 in Belle Meade Tower, a horizontal property regime, together with Parking Space No. 48, both located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, as of record at Book 4175, page 159, Register's Office for said County, and as described in a Master Deed recorded at Book 4469, page 530, corrected and amended at Book 4494, page 489, Book 4631, page 407, Book 4631, page 410, Book 4851, page 950 and Book 5046, page 828, said Register's Office, all to which reference is hereby made for a complete description of said apartment. Parking Space No. 48 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive right or use of the co-owner of said apartment.

Being the same property conveyed to Jeanne P. Zerfoss by deed from Estate of Joseph C. Parker of record in Book 7666, page 327, Register's Office for Davidson County, Tennessee. Jeanne P. Zerfoss is one and the same person as Jeanne Pilkerton Sanders. Jeanne Pilkerton Sanders died November 12, 1995. The Will of Jeanne Pilkerton Sanders, deceased, was admitted to probate by the Probate Court of Davidson County, Tennessee, and such Will is of record in Book 203, page 316 of the Will Book in the office of the Clerk of the Probate Court.

Subject property is not the usual place of residence of either of the Grantors or their spouse.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 4469, page 530, corrected and amended at Book 4494, page 489; Book 4631, page 407; Book 4631, page 410; Book 4851, page 950 and Book 5046, page 828, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4175, page 159, Register's Office for said County.

This is improved property known as 105 Leake Avenue, #61, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of August, 1996.

Thomas P. Zerfoss, III

Leigh Zerfoss Atkins

96 AUG -2 PM 4:01

REGISTER
DAVIDSON COUNTY, TN.

02 10624
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS P. ZERFOSS, III,** the within named bargainor, 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 1st day of August, 1996.

Notary Public

My Commission Expires: 3-27-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

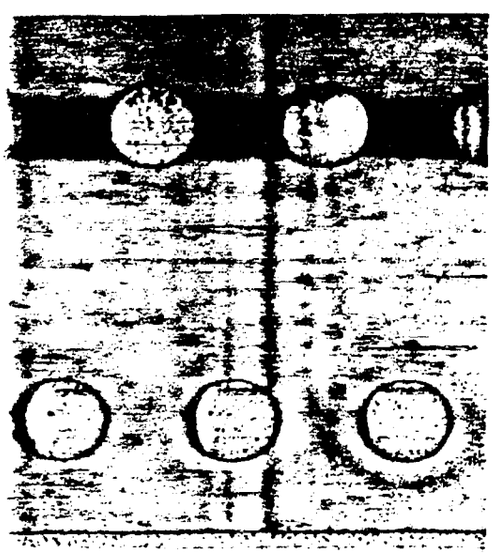
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEIGH ZERFOSS ATKINS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

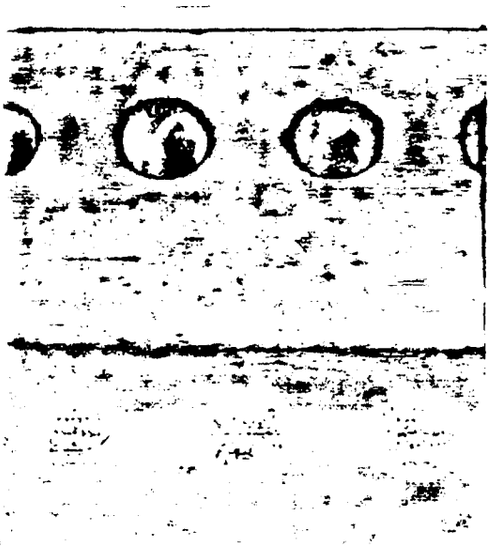
WITNESS my hand, at office, this 1st day of August, 1996.

Notary Public

My Commission Expires: 3-27-99

2305 08/02 0101 03CHECK 586.50





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

RECEIVED OF _____

FOR _____

BOOK 10144 PG 555

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 155000.00
				CON TX 573.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 586.50
				CHECK 586.50
08/02/96	01			16:05 0001 2805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0210624

96 AUG -2 PM 4:01

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

No. 1070381