BOOK 10179 PG 659

THIS INSTRUMENT PREPARED BY: **Kathy Pennington** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 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 $125,000.00 Patricia Carol Robertson **AFFIANT** Subscribed and sworn to before me, this 30th day of August, 1996. Notary Public My Commission Expires: 5-30-98

Address New Owners As Follows: Patricia Carol Robertson
2956 Primrose Circle
Nashville, TN 37212

Send Tax Bills To: North American Mortgage Co.
3883 Airway Drive
Santa Rosa, CA 95403

Map-Parcel Number: 117-3-61

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **INEZ S. PENNINGTON** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PATRICIA CAROL ROBERTSON**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 3 of Block "D" on the plan of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for said County, more particularly described in a survey by John Kohl, dated July 2, 1975, as follows:

BEGINNING at a point in the westerly margin of Primrose Circle, said point being the common corners of Lots No. 2 and 3; thence with the line between said Lots North 86° 58' West 118.9 feet to a point, (previous deeds have described this distance as 120 feet) said point being the northeasterly corner of that part of Lot No. 3 which was sold to the State of Tennessee, by an instrument of record in Book 4799, page 375, said Register's Office; thence South 17° 47' East 85.2 feet to a point, which is in the northerly margin of a 30 foot street (abandoned); thence easterly along the northerly line of said 50 foot street (abandoned) to a point at the beginning of a curve; thence around said curve having a radius of 20 feet; thence in a northerly direction to the point of beginning, said survey above referred to shows the southerly line of the lot, along the northerly margin of said 50 feet street (abandoned) to be 97.6 feet and shows the easterly line of the lot along the westerly margin of Primrose Circle to be 50 feet, to the point of intersection of said 50 foot street (abandoned) and Primrose Circle if both lines were extended,

but fails to disclose the length of said lines to the point of the beginning of the curve, and likewise fails to disclose the distance around said curve.

Being the same property conveyed to Inez S. Pennington by deed from L. D. Goldstein and wife, Melanie M. Goldstein, as of record in Book 9424, page 385, Register's Office for Davidson County, Tennessee.

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

2. Matters shown on the Plan of record in Book 974, page 97, Register's Office for said County.

3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 3983, page 197, Register's Office for said County.

This is improved property known as 2956 Primrose Circle, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 hands this 30th day of August, 1996.

Inez S. Pennington

By: Phyllis T. Pennington, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHYLLIS T. PENNINGTON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **ATTORNEY-IN-FACT** of **INEZ S. PENNINGTON** and is authorized by **INEZ S. PENNINGTON** , to execute this instrument on behalf of her.

WITNESS my hand, at office, this 30th day of August, 1996.

Notary Public

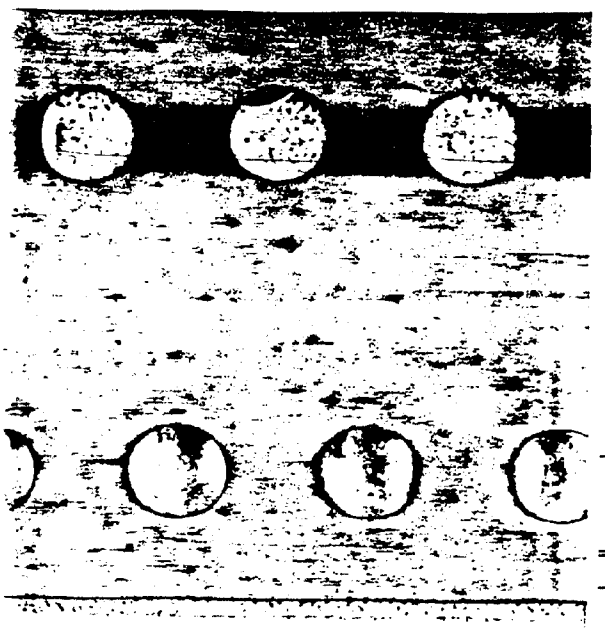
My Commission Expires: 3/22/98

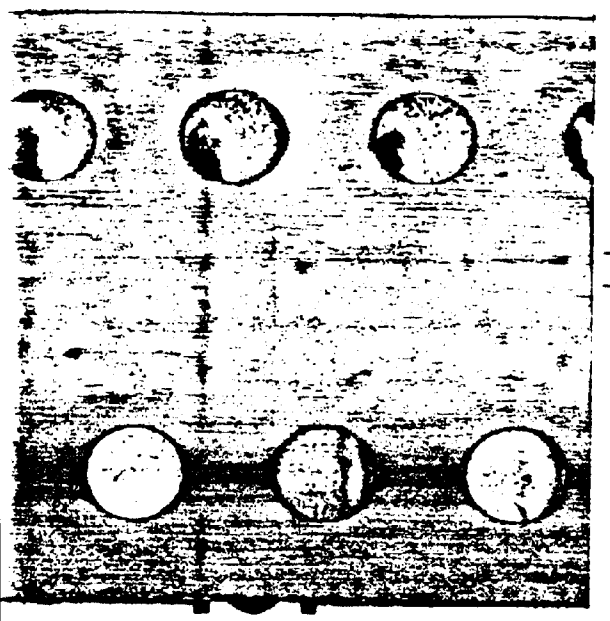
0221607
IDENTIFICATION REFERENCE

96 SEP -5 AM 10:26
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

4557 09/05 0101 03CHECK 471.50

0020707.01





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10179 PG 661

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	
			125000.00	
			CON TX 462.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 471.50	
			CHECK 471.50	
09/05/96	01		10:28 0001 4557	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02216O7
IDENTIF. # REFERENCE

96 SEP -5 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027058