BOOK 10193 PG 873

FILE BOX 45

WARRANTY DEED

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September 19 96

Notary Public

MY COMMISSION EXPIRES: May 30, 1997
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Patton, Jr. (NAME)	New Owners (NAME)	MAP 71-07
661 Ewing Drive (ADDRESS)	(ADDRESS)	PARCELS 191 & 218
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(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, Pauline Bivens, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Patton, Jr. and Ricky L. Patton and Timothy L. Patton, all married persons.

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:

BEING the westerly half of Lot No. 2 on the Map of Trinity Heights, T.W. Crutcher, Trustee's Subdivision of Lot No. 3 of the White Lands, as of record in Book 332, page 4, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the southerly side of Trinity Avenue and runs back 166 feet on the westerly line and 164.9 feet, more or less, on the easterly line to an alley, measuring 50 feet thereon.

BEING the southerly 73 feet of Lot No. 1 on the Map of Trinity Heights, as of record in Book 332, page 4, Register's Office for said County.

Said part of Lot No. 1 fronts 73 feet on the easterly side of Meridian Street and extends back 80 feet, more or less, on the northerly line and 82.8 feet on the southerly line with the northerly margin of an alley to the westerly line of Lot No. 2, measuring 73 feet thereon.

BEING the same property conveyed to Charles E. Bivens and wife, Pauline M. Bivens, by deed from Lucy Pearl McKey, of record in Book 8292, page 33, said Register's Office. The said Charles E. Bivens now deceased.

unimproved ( )
This is improved (X) property, known as 302 E.Trinity Ln/1903 Meridian, Nashville, TN 37207
(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 my hand this 10th day of September 19 96

Pauline Bivens

Pauline Bivens

BOOK 10193 PG 874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pauline Bivens, a widow

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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_____.

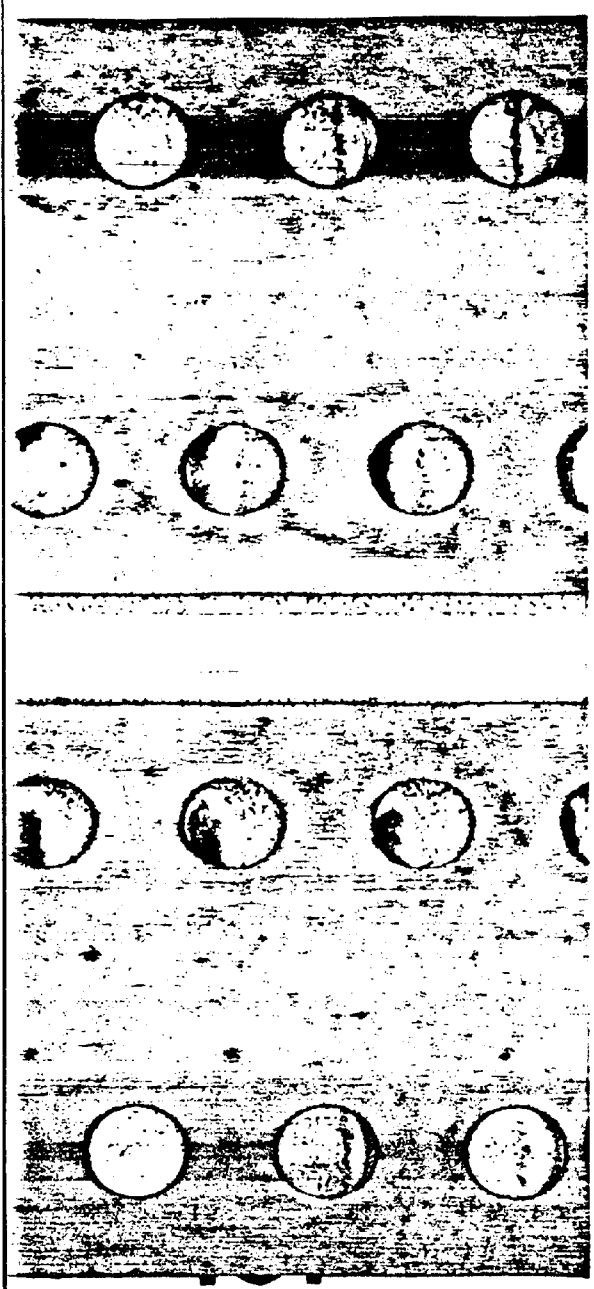
My commission expires _____

Notary Public

0227176
IDENTIFICATION REFERENCE

96 SEP 19 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0531 09/19 0101 03CHECK 240.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10193 PG 875

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	62500.00
			CON TX	231.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	240.25
			CHECK	240.25
09/19/96	01	15:26	0001	0531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227176

IDENTIF. # REFERENCE

96 SEP 19 PM 3:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032952