BOOK 10214 PG 276

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 10-20-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy L. Rollins (NAME)	SAME (NAME)	Map 83-5
1384 Hwy 25 (ADDRESS)	(ADDRESS)	Parcel 15
Gallatin Tenn 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 16

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, John E. Patton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy L. Rollins and Martha Swafford

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 No. 14 on the Plan of the Sarah L. Johnson Home Place, of record in Book 332, page 164, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 14 fronts 57 feet on the northerly side of Seymour Avenue and extends back between parallel lines 156 feet to an alley as shown on said Plan.

Being a portion of the same property conveyed to John E. Patton by Deed of record in Book 7560, page 120, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

TRACT II:

Being a lot marked J. J. Vaughn by Will and a six foot strip of ground lying in the rear of said lot, as shown on the plan of the subdivision of the land belonging to the heirs of Mrs. Sallie L. Johnson, deceased, as the same appears of record in Book 332, page 164, Register's Office for said county. Said lot and said strip of ground front together 125 feet on the northerly side of Seymour Avenue and run back between parallel lines 156 feet to the southerly margin of an alley, and is adjacent to and west of Lot No. 14 on said subdivision.

Being a portion of the same property conveyed to John E. Patton by Deed of record in Book 7560, page 120, Register's Office, Davidson County, Tennessee.

This is an unimproved lot.

unimproved ( )
This is improved (X) property, known as 1043 Seymour Avenue, Nashville, TN
(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 1st day of October 19 96

John E. Patton

John E. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10214 PG 277

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Patton

the bargainor _____, 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 official seal at GOODLETTSVILLE, _____, Tennessee, this 1st day of October 19 96

Commission expires My Commission Expires JAN. 29, 2000

Nancy P. Moore
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Nancy P. Moore, a Notary Public within and for the State and County aforesaid, personally appeared John E. Patton 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

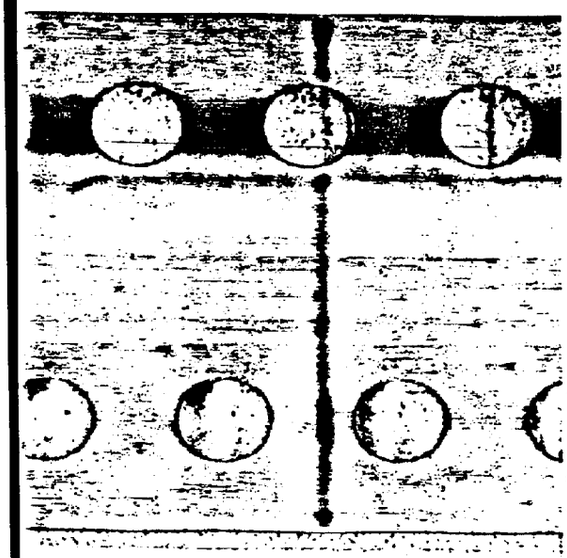
IDENTIFICATION REFERENCE

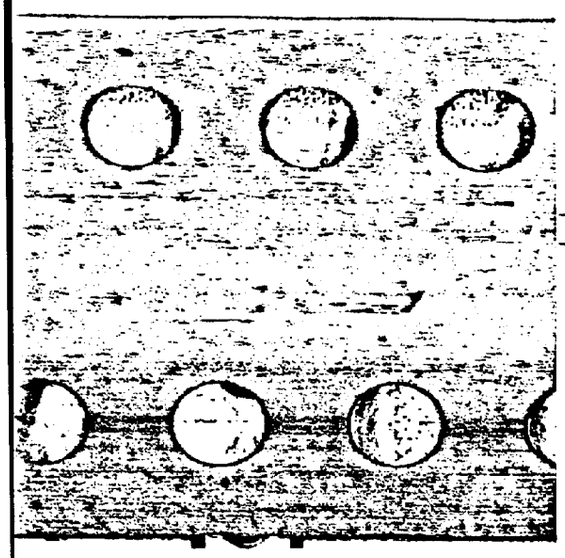
96 OCT -3 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5209 10/03 01:01 03CHECK

120.00





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

RECEIVED OF _____

FOR _____

BOOK 10214 PG 278

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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00
			10/03/96 01	11:07 0001 6209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232547
IDENTIFICATION REFERENCE

96 OCT -3 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1073283

No. [redacted]