BOX #19B
G#96-11-9K

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Michael A Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
MICHAEL A. PATTON (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 069-16
2010 Ashton Avenue (ADDRESS)	FIRST AMERICAN CENTER (ADDRESS)	PARCEL 020
Nashville, TN 37218 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37237 (CITY) (STATE) (ZIP)	FB #13DA-62420

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~~ I S. E. BASFORD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. PATTON, UNMARRIED

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:

LAND in Davidson County, Tennessee, being a lot or parcel of land in the Village of Bordeaux in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, December 14, 1928, as follows:

BEGINNING on the easterly margin of Ashton Avenue on the northerly line of the property conveyed to E. D. Chappell and wife, by Deed from John W. Coleman and wife, of record in Book 831, Page 506, Register's Office for Davidson County, Tennessee; thence, South 61 1/4 degrees East 170 feet, more or less, to the westerly line of the property conveyed to E. W. Hudgens and wife, by Deed from Edwin D. Chappell and wife, of record in Book 634, Page 326, said Register's Office; thence, with said Hudgens' westerly line, North 37 1/2 degrees East 71 1/2 feet; thence, westwardly 172 feet, more or less, to the easterly margin of Ashton Avenue; thence, with said Avenue, southwardly 85 feet to the point of BEGINNING.

BEING the same property conveyed to S. E. Basford and wife, Myra Basford, by Deed from H. M. Demonbreum and wife, Dorothy Demonbreum, of record in Book 1339, Page 239, Register's Office for Davidson County, Tennessee. The said Myra Basford having since died.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2010 Ashton Avenue, Nashville, TN 37218
(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 27th day of November 1996

S. E. Basford

S. E. BASFORD

DCTN01WC

BOOK 10275 PG 719

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 S. E. BASFORD, UNMARRIED

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 Brentwood, Tennessee, this 27th day of November

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

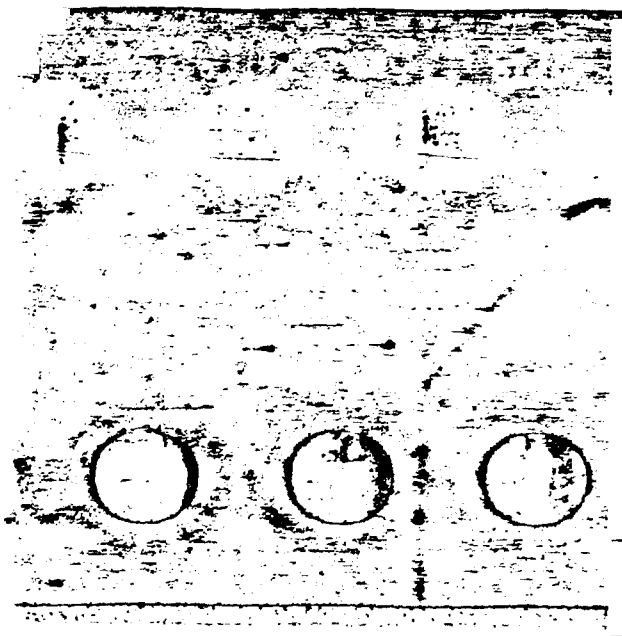
THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and were paid by the Grantor herein.

0251290
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 12:51
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0522 12/02 0101 03CHECK 199.55

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

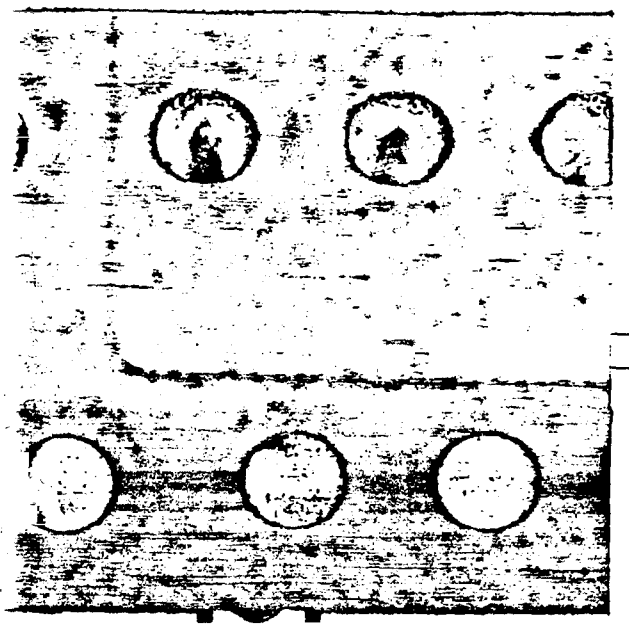
RECEIVED OF _____

FOR _____

BOOK 10275 PG 720

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 51500.00
CON TX 190.55
PRFEE 1.00
WDEED 8.00
TOTAL 199.55
CHECK 199.55

12/02/96 01 12:54 0001 0522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251290
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 12:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093197