0256790

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 DEC 18 AM 9:12

FELIX A. WILKINS, REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38430
Dav. Co. File: Box 8

BOOK 10293 PG 752

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alec W. McDougall, III Monica Rogers 3003 Medial Avenue Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-02-90 07DA 22675

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Patterson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alec W. McDougall, III and Monica Rogers, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 10 of Block 6 on the Map of E.L. Hampton's Subdivision of the Stoke Tract, of record in Book 974, Page 24 Register's Office for said County.

SAID Lot No. 10 fronts 150 feet on the westerly margin of Medial Avenue and runs back between lines 140.5 feet on the northerly line and 162 feet on the southerly line to a dead line on which it measures 130.5 feet.

BEING the same property conveyed to Robert S. Patterson and wife, Jennifer Stratton Johns Patterson by deed from Dwight A. Wagner and wife, Jill W. Wagner of record in Book 5878, Page 101, said Register's Office. Robert S. Patterson and Jennifer Stratton Johns Patterson have since been divorced by Final Decree of the Circuit Court for Davidson County, Tennessee of record in Minute Book 165C, Page 2160 Circuit Court Clerk's Office for said County. Robert S. Patterson has since conveyed all his interest in subject property to Jennifer Patterson by quitclaim deed of record in Book 7874, Page 815, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 3003 Medial Avenue, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of December, 1996.

Jennifer Patterson

BOOK 10293 PG 753

State of Tennessee
County of Davidson

On this 17th day of December, 1996, before me the undersigned authority, personally appeared **Jennifer Patterson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 275000.00

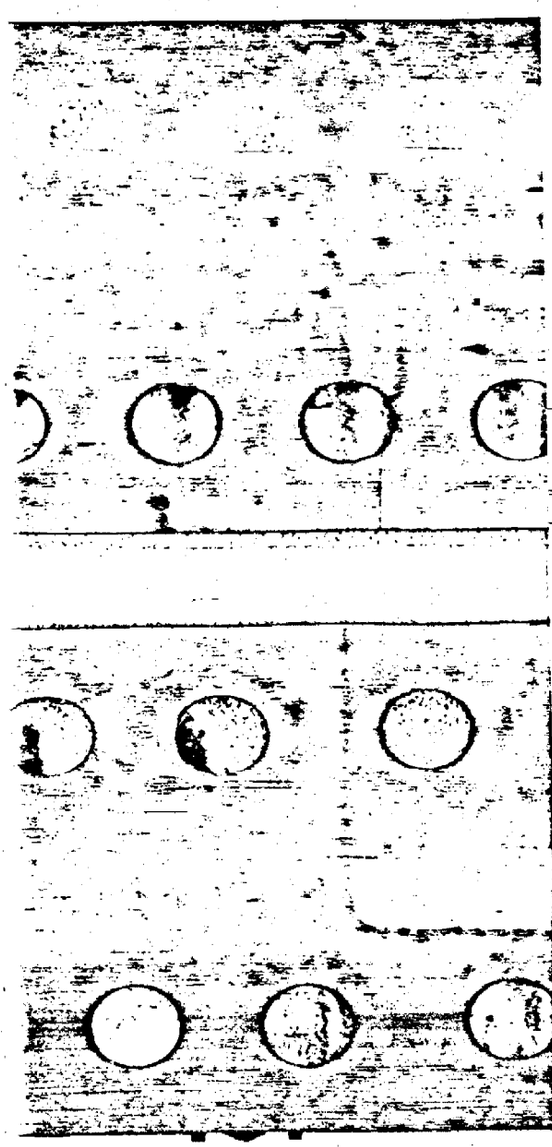
Affiant

Sworn and subscribed before me on the 17th day of December, 1996.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

6775 12/18 0101 03CHECK 1026.50



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

RECEIVED OF _____

FOR _____

BOOK 10293 PG 754

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	275000.00
			CON TX	1017.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1026.50
			CHECK	1026.50

12/18/96 01 09:12 0001 6775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256790
IDENTIF. ↑ REFERENCE

96 DEC 18 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099374