BOOK 10401 PG 844

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LACONYA L. VADEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 7-25-98

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2780 Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Joshua D. Patterson (NAME)	Tennessee Mortgage Corporation (NAME)	MAP 17
2837 Lower Walker Creek Road (ADDRESS)	139 Charter Place (ADDRESS)	PARCEL 99
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	LaVergne, TN 37086 (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, Tim W. Preston, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua D. Patterson and Laurie A. Brown, 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:

SEE ATTACHED EXHIBIT A

4477 04/02 0101 03CHECK 209.10

0289957

IDENTIF. & REFERENCE

97 APR -2 PM 1:38

CLERK & MASTER'S REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2837 Lower Walker Creek Road, Goodlettsville, TN 37072
(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 24th day of March 19 97

Tim W. Preston

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tim W. Preston, 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 ____, Tennessee, this 24th day of March

Commission expires ____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ Notary Public in 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

EXHIBIT A

TRACT ONE: A portion of land in the 10th Civil District of Davidson County, Tennessee, on Lower Walkers Creek Road, and more particularly described according to a survey as follows: BEGINNING at a point in the middle of Lower Walkers Creek Road, common corner with Trotter property; thence following the center line of Lower Walkers Creek Road, North 71 deg. East 471 feet to a point; thence North 26 deg. West 90.50 feet to an old fence line; thence following the old fence line South 71 deg. 30 ' West 268 feet to a point in the Allen property; thence between this property and the property already owned by Stampfill South 55 deg. West 209 feet to a point; thence South 32 deg. East 36.40 feet to the point of beginning.

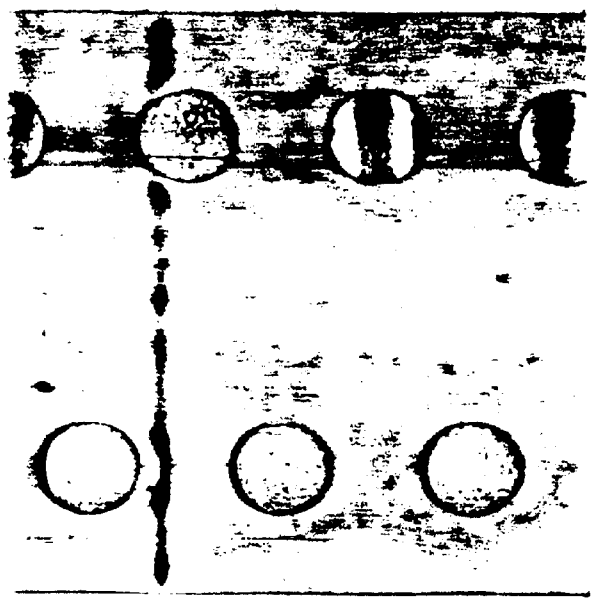
TRACT TWO: A tract of land in the 10th Civil District of Davidson County, Tennessee, being more particularly described according to a survey as follows: BEGINNING at an iron pin north of Lower Walkers Creek Road, said iron pin being southwest corner of this tract of land in the easterly line of Ernest E. Burns, et ux, appearing of record in Deed Book 6347, page 115, Register's Office for Davidson County, Tennessee, said iron pin being North 25 deg. 03' 50" East 10.67 feet from the northerly margin of said road being the southeast corner of said Burns and continuing as follows: thence with the line of said Burns North 25 deg. 03' 50" West 205.91 feet to an iron pin being the northwest corner of this tract of land and being a corner to Chris Gingles, et ux, appearing of record in Deed Book 7463, page 447 in the Register's Office for Davidson County, Tennessee; thence with the line of siad Gingles North 52 deg. 26' 10" East 205.91 feet to an iron pin being the northeast corner of this tract of land; thence continuing with the line of said Gingles South 25 deg. 03' 50" East 205.91 feet to an iron pin being the corner to said Gingles and Margaret Stampfill, appearing of record in Deed Book 4883, page 501, in the Register's Office for Davidson County, Tennessee; thence with the line of said Stampfill South 52 deg. 26' 10" West 205.91 feet to the point of beginning.

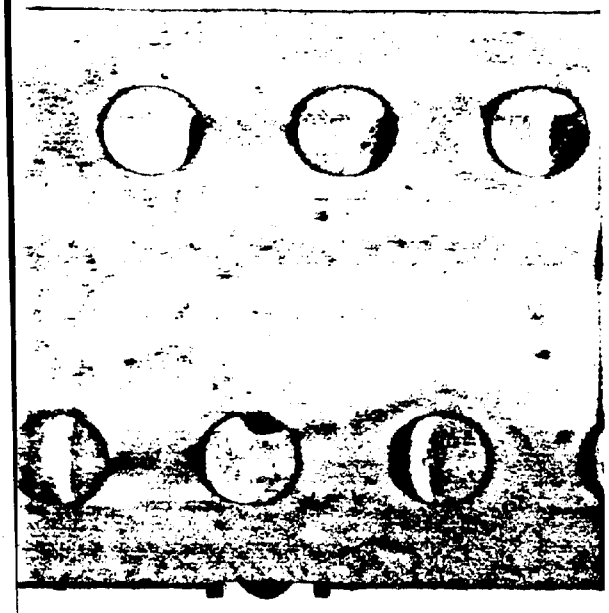
Being the same property conveyed to Tim W. Preston, Unmarried by deeds of record in Book 9221, Page 872, and in Book 9048, Page 20, Register's Office, Davidson County, Tennessee.

Tim Preston and Timothy Preston is one in the same person.

This is the same description as in previous deed of record.

This conveyance is made subject to that portion of the property extending into the center of Lower Walker Creek Road.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10401 PG 847

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
			MAMT 53000.00	
			ERR CO	
			MAMT 53000.00-	
			CAMT 53000.00	
			CON TX 196.10	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 209.10	
			CHECK 209.10	
04/02/97	01	13:41 0001	4477	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289957
IDENTIF. ↑ REFERENCE

97 APR -2 PM 1:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1134736