FILE BOX 45

WARRANTY DEED

BOOK 10432 PG 674

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Sandra J. Patton
Affiant

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

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

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
Sandra J. Patton (NAME)	Chase Manhattan Mortgage Corp. (NAME)	MAP 108-16
1039 Pleasant View Drive (ADDRESS)	P.O. Box 4025 (ADDRESS)	PARCEL 190
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (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, Richard Alden Stickley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra J. 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:

BEING Lot No. 39-B, Zone Lot Division of Lots 8, 9, and 39, Section One, on the Plan of Percy Priest Woods, of record in Plat Book 5200, page 701, amending Plat Book 5200, page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sandra June Patton and Richard Alden Stickley by deed from Yvonne Bonnie Moody, of record in Book 9385, Page 594, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5200, Page 701; Book 5984, page 865; Book 6020, page 270; Book 6097, page 11; Book 6353 page 307; and Book 6560, page 667, Register's Office for said County.

This conveyance is subject to a Deed of Trust filed for record in Book 7417, Page 844, Register's Office for said County, with an unpaid principal amount of approximately $ 64,929.15, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees. The original loan amount on said Deed of Trust was $72,867.00.

Power of Attorney of record in Book 10432, page 673, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1039 Pleasant View Drive, Nashville, TN 37214
(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 April 19 97

Richard Alden Stickley by ATTY-IN-FACT
Richard Alden Stickley

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me. _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

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 _____

4607 04/29 0101 03CHECK 38.60

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

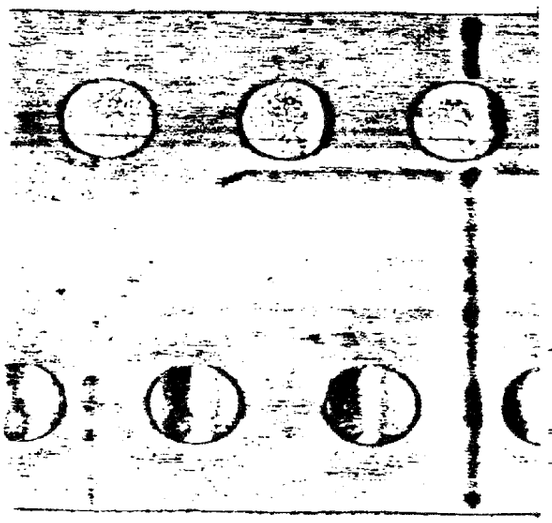
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Zana Petty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Richard Alden Stickley as his Attorney in Fact as the free act and deed of the within named Richard Alden Stickley. Witness my hand and official seal at Nashville, Tennessee the 24th day of April, 1997.

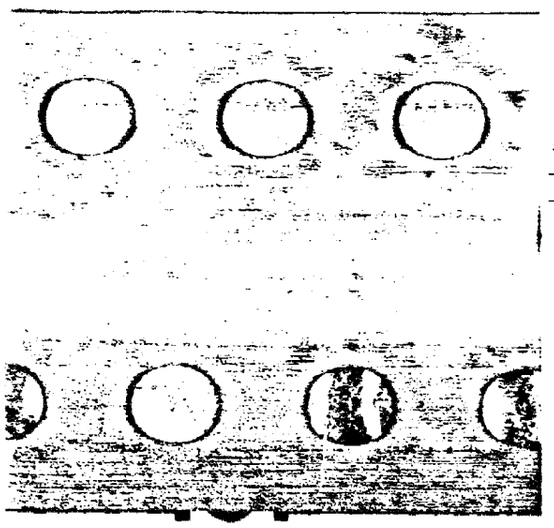
My Commission Expires: 5-24-97

PATRICIA NICHOLS
NOTARY

0299021
IDENTIF. A REFERENCE

97 APR 29 PM 12:57
PELLA A. HIXSON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10432 PG 676

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	8000.00
CON TX	29.60
PRFEE	1.00
WDEED	8.00
TOTAL	38.60
CHECK	38.60

04/29/97 01 12:59 0001 4607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0299021
IDENTIF. ↑ REFERENCE

97 APR 29 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144708