BOOK 10607 PG 42

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

William Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 1997.

Notary Public

MY COMMISSION EXPIRES: 3/6/98

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
William Patton, Jr. (NAME)	Same (NAME)	92-6-485
661 Ewing Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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. S. E. J. CEMENT FINISHING, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Patton, Jr.

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. 3 on the map of Faulconer and Ashcraft's Subdivision of Lots 18 and 19, Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for said County; said Lot No. 3 fronts 37 feet on the westerly side of the 24th Avenue North, formerly Foster Street, also called 25th Avenue North; and runs back between parallel lines, 110 feet to an alley.

Being the same property conveyed to S. E. J. Cement Finishing, Inc. by deed from Curlie E. McGruder, a single person, of record in Book 7454, Page 240, Register's Office, Davidson County, Tennessee.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This conveyance subject to Codes letters from Megropolitan Government of record in Book 9627, Page 37 and Book 9740, Page 670, said register's office.

0347990
IDENTIF. ↑ REFERENCE

97 SEP 12 PM 12:54
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

8037 09/12 0101 03CHECK 71.90

unimproved ( )
This is improved (X) property, known as 805 Lot 3, 25th Avenue North, Nashville, Tennessee
(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 Whereever 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 9th day of September, 1997

S. E. J. CEMENT FINISHING, INC.

By: Darcy McClain

Darcy McClain, President

STATE OF TENNESSEE }
_____ COUNTY }

BOOK 10607 PG 43

Personally appeared before me, _____
(Name of natural person executing the instrument)

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, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

STATE OF TENNESSEE }
DAVIDSON COUNTY }

(AFFIX SEAL)

Personally appeared before me, Searcy McClain as President of S. E. J. CEMENT FINISHING, INC.
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __ he__ is the

President
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 9th day of September 19 97.

My Commission Expires 3-21-98

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
S. E. J. CEMENT FINISHING, INC.

TO
WILLIAM PATTON, JR.

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

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

RECEIVED OF _____

FOR _____

BOOK 10607 PG 44

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 17000.00
CO. TX 62.90
PRFEE 1.00
WDEED 8.00
TOTAL 71.90
CHECK 71.90

09/12/97 01 13:01 0001 8037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0347990
IDENTIF. & REFERENCE

97 SEP 12 PM 12:55

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1197477