0348069

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY: LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
Ltic 9174

97 SEP 12 PM 1:48

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 10607 PG 544

WARRANTY DEED

FOR THE CONSIDERATION hereinafter stated, WE, LARRY R. PATRICK and wife, MARY S. PATRICK, have bargained and sold, and by these presents do transfer and convey unto the said BRUCE T. WITZKY and wife, KENA K. WITZKY, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, State of Tennessee, and being described as follows, to wit:
>
> Being Lots Nos. 13, 14 and the westerly 7 feet of Lot No. 15 on the Map of Chesterfield Place, as of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.
>
> Being the same property conveyed to Larry R. Patrick by deed from GILBERT S. BULLINGTON, unmarried, dated May 6, 1996 and of record in Book 10052, Page 686, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters as shown by plat of record in Plat Book 332, Page 147, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.
>
> This property is subject to an Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers to the Metropolitan Government of Nashville and Davidson County, dated November 5, 1973, of record in Book 4766, Page 23, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said BRUCE T. WITZKY and wife, KENA K. WITZKY, their heirs and assigns, forever. And we do covenant with the said BRUCE T. WITZKY and wife, KENA K. WITZKY, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered, except for 1997 Davidson County property taxes which have been prorated and will be paid by Grantees.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said BRUCE T. WITZKY and wife, KENA K. WITZKY, their heirs and assigns, against the lawful claims of all persons whomsoever.

The consideration for this conveyance is EIGHTY-TWO THOUSAND AND 00/100 ($82,000.00) DOLLARS, paid and to be paid as follows:

> (A) SIX THOUSAND SEVEN HUNDRED SEVENTY-ONE AND 09/100 ($6,771.09) DOLLARS, cash in hand paid by BRUCE T. WITZKY and wife, KENA K. WITZKY, receipt of which is hereby acknowledged.

(B) The assumption of and agreement by them to pay a certain promissory note dated May 6, 1996, from LARRY R. PATRICK and wife, MARY S. PATRICK, payable to the order of FIRST FEDERAL SAVINGS BANK[, in the original principal amount of $78,567.01. The current unpaid balance of said note is $75,228.91, and the Grantees agree to assume said loan commencing with the October 1, 1997 payment. Said note is secured by a Deed of Trust of record in Book 10052, Page 689, in the Register's Office of Davidson County, Tennessee.

WITNESS OUR HANDS this 28th day of August, 1997.

LARRY R. PATRICK

MARY S. PATRICK

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, LARRY R. PATRICK and wife, MARY S. PATRICK, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 28th day of August, 1997.

NOTARY PUBLIC

LAWRENCE E. RAMSEY NOTARY PUBLIC AT LARGE DICKSON COUNTY TENNESSEE

My Commission Expires: 9-22-98

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $82,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 28th day of August, 1997.

Notary Public

LAWRENCE E. RAMSEY NOTARY PUBLIC AT LARGE DICKSON COUNTY TENNESSEE

My Commission Expires: 9-22-98

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MAP 72-14
PARCEL 116.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. Bruce T. Witzky
2250 Wimbledon Circle
Franklin, TN 37069

8118 02 0101 03CHECK 312-40

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

RECEIVED OF _____

FOR _____

BOOK 10607 PG 546

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	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
TOTAL	312.40
CHECK	312.40

09/12/97 01 13:54 0001 8118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0348069
IDENTIF. # REFERENCE

97 SEP 12 PM 1:48

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

No. 1197557