File Box 29

BOOK 10610 PG 144

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW W. SARGENT and wife, LESLIE L. SARGENT**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Christopher Patterson and wife, Colette C. Patterson hereinafter called the Grantees, their 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. 430 on the Plan of Phase II, Camden Woods, of record in Book 6900, page 735, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property conveyed to Matthew W. Sargent and wife, Leslie L. Sargent by deed from Phillips Builders, Inc., of record in Book 10028, page 466, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions in Book 7620, page 561 as amended in Book 7657, page 580; Book 7675, page 926; Book 9036, page 329 and Book 9231, page 737; and all matters as shown on the recorded plat.

This is improved property known as: **2164 Strombury Drive, Hermiage, TN 37076**

TO HAVE AND TO HOLD the same 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 and 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 our hands this 18th day of July, 1997

Matthew W. Sargent

Matthew W. Sargent

Leslie L. Sargent

Leslie L. Sargent

0348949
IDENTIF. & REFERENCE

97 SEP 16 [illegible] 10:31
REGISTER
DAVIDSON CO. TN.

BOOK 10610 PG 145

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of July, 1997, before me personally appeared Matthew W. Sargent, 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

William Brown
NOTARY PUBLIC

My Commission Expires:
11/25/2000

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of July, 1997, before me personally appeared Leslie L. Sargent, 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

William Brown
NOTARY PUBLIC

My Commission Expires:
11/25/2000

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 149,000.00.

Christopher Patterson
Affiant

Subscribed and sworn to before me this 12th day of September, 1997.

Ollie Mai Parsley
Notary Public

My Commission Expires:
3/27/99

* *

ADDRESS NEW OWNER(S):
Mr. & Mrs. Christopher Patterson
2164 Strombury Drive
Hermitage, TN 37076

SEND TAX BILL TO:
First Republic Mortgage
3212 West End Avenue, #500
Nashville, TN 37203

MAP-PARCEL:
Map: 86-08
Group: A
Parcel: 24

9058 09/16 0101 02CHECK 560.50

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 27, 1999

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

RECEIVED OF _____

FOR _____

BOOK 10610 PG 146

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
149000.00
CON TX 551.30
PRFEE 1.00
WDEED 8.00
TOTAL 560.30
CHECK 560.30

09/16/97 01 10:33 0001 9058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0348949
IDENTIF. & REFERENCE

97 SEP 16 AM 10:31

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1198488