This Instrument Prepared From
Information Furnished By The Parties

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **7th** day of **October, 1997** between ROBERT M. WHITFIELD and CLEO H. WHITFIELD, HUSBAND AND WIFE, GRANTORs, and EDWARD L. PATTON, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT M. WHITFIELD and CLEO H. WHITFIELD, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto EDWARD L. PATTON, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 902 42ND AVENUE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

CLEO H. WHITFIELD, wife of ROBERT M. WHITFIELD, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

ROBERT M. WHITFIELD Signature of Seller

CLEO H. WHITFIELD
Signature of Seller

0361568
IDENTIFICATION REFERENCE

97 OCT 22 AM 10:58
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

2610 10/22 0101 03CHECK 161.00

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROBERT M. WHITFIELD and CLEO H. WHITFIELD, HUSBAND AND WIFE, the within named bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this **7th** day of **October, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

EDWARD L. PATTON, UNMARRIED
902 42nd ave,
Nashville, TN 37209

Property Address:

902 42ND AVENUE
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 91-08, PARCEL 281

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$40,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

X Edward Lee Patton
Affiant

Sworn to and subscribed before me, a Notary Public, this **7th** day of **October, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 2 on the Map of the Subdivision of certain lots on the Plan of Clifton, of record in Book 161, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the easterly line of 42nd Avenue North and extends back between lines 166-1/2 feet on the southerly line and 193 feet .1 feet on the northerly line to a 15-foot alley in the rear, measuring 52.6 feet thereon.

Being the same property conveyed to ROBERT M. WHITFIELD and CLEO H. WHITFIELD, HUSBAND AND WIFE, by Deed from JIM AND PAULINE H. WILLIAMS, of record in Book 10578, Page 256, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 91-08, PARCEL 281).

2. All matters as set forth on the Plan of record in Plat Book 161, page 80, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Any and all other matters of record, including easements and restrictions of any kind.

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

RECEIVED OF _____

FOR _____

BOOK 10654 PG 342

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
TOTAL	161.00
CHECK	161.00

10/22/97 01 11:02 0001 2610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0361568
IDENTIFICATION REFERENCE

97 OCT 22 AM 11:58

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

No. 1211884