BK/H4

BOOK 10680 PG 732

THIS INSTRUMENT PREPARED BY: Jeffrey Mobley GULLETT, SANFORD, ROBINSON & MARTIN, PLLC Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Nellie M. Patterson, Trustee 4901 Maywood Drive Nashville, TN 37211	Same	Map 146-8, Parcel 119

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nellie M. Patterson, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nellie M. Patterson, TRUSTEE of The Nellie M. Patterson Living Trust, established by the Revocable Trust Agreement of Nellie M. Patterson**, dated November 7 1997, as amended from time to time, and to his or her successors in trust, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or

parcel(s) of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. 1997 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7 day of Nov, 1997.

Nellie M. Patterson

Nellie M. Patterson

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nellie M. Patterson, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of November, 1997.

JULIA C. HUNT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Julia C. Hunt
Notary Public

My Commission Expires MAY. 27, 2001

My Commission Expires: _____

EXHIBIT A

Legal Description

Land lying in the Civil District of Davidson County, Tennessee, more particularly described as follows:

Lot No. 312 on the Map of Crieve Hall Estates, Section 5, as of record in Plat Book 2133, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald D. Lancaster and wife, Bessie Sue Lancaster, by deed from Gaines & Gregory Construction Co., Inc., of record in Book 2341, page 75, Register's Office for Davidson County, Tennessee.

Nellie M. Patterson owns an undivided one-half tenant-in-common interest in the subject property by inheritance as an intestate heir-of-law of Bessie Sue Lancaster, as evidenced by the Affidavit of Heirship of record in Book 10628, page 515, Register's Office for Davidson County, Tennessee.

This is improved property known as 4901 Maywood Drive, Nashville, Tennessee 37211.

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