THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1807 8th Avenue South
Suite 107
Nashville, TN 37203

BOOK 10887 PG 632

# WARRANTY DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX BILL TO: | MAP & PARCEL NO. |
|---|---|---|
| **William Patton, Jr.**<br>**661 Ewing Drive**<br>**Nashville, Tennessee 37207** | ***Same*** | **82-13-57** |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Affiant

Subscribed to and sworn before me this 14th day of April, 1998.

Notary Public

My Commission Expires: March 25, 2000

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Twenty Five Thousand Dollars (25,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LEMAC ENTERPRISES, INC., A TENNESSEE CORPORATION, the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto WILLIAM PATTON, JR., the Grantee herein, his heir, legal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No.21 and the westerly 10 feet of Lot No. 22 on the Plan of Block "A" of the Bransford's Realty Company's North Hill Subdivision, of record in Book 332, page 23, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 21 and the westerly part of Lot No. 22 fronts together 40 feet on the southerly side of Jackson Street and runs back between parallel lines 100 to an alley.

Being the same property conveyed to LEMAC ENTERPRISES, INC. by deed from TONDALEYA AQUANETTA JOBE AND HUSBAND, MOSE A. JOBE of record in Book 10756, page 285 in the Register's Office for Davidson County, Tennessee.

This is improved real property known as 901 Jackson Street, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, legal representatives, successors and assigns forever. The Grantor covenants with the said Grantee that it is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is subject to such limitations, restrictions and encumbrances as may affect the premises.

The Grantor further covenants and binds itself, its representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors and assigns, against the lawful claims of all persons.



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 14th day of April, 1998.

**LEMAC ENTERPRISES, INC.**

**By:** Jennifer E. McFall
**JENNIFER E. McFALL**
**Title: PRESIDENT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Eva M. Lench, a Notary Public in and for said County and State, personally appeared Jennifer E. McFall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged herself to be the President of LeMac Enterprises, Inc., the within named bargainor, a corporation, and that she as the President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as the President of the corporation.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 14th day of April, 1998.

Notary Public

My Commission Expires: March 25, 2000

EVA M. LENCH NOTARY PUBLIC DAVIDSON COUNTY

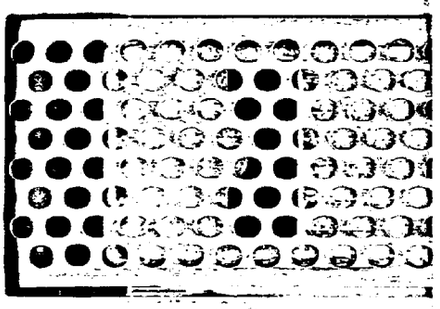
042590

IDENTIFICATION REFERENCE

98 APR 15 PM 2:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4494 04/15 0101 03CHECK 101.50



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

RECEIVED OF _____

FOR _____

BOOK 10887 PG 634

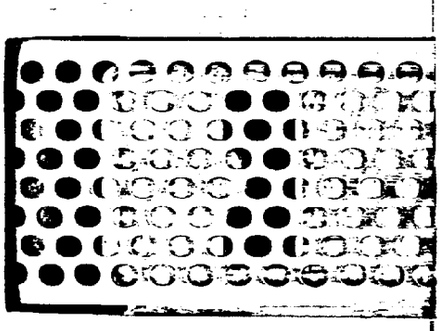
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

04/15/98 01 14:41 0001 4494

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



04259O4
IDENTIFICATION REFERENCE

98 APR 15 PM 2:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1280650