File Box 9B
(First Title & Escrow Co.,Inc.)
15483

WARRANTY DEED

BOOK 10890 PG 79

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
P.O. Box 40347
Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EDWIN W. MOATS, JR. (NAME)	NEW OWNER (NAME)	Map 104-6-K
102 St. Charles Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 102.00 Co.
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 26W9855

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, RANDAL PATRICK , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWIN W. MOATS, JR. , married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 102, together with the appurtenant interest in the common elements of St. Charles Place Condominium Association, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6438, page 595, rerecorded in Book 6452, page 864 and amended in Book 6539, page 893, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Randal Patrick by deed from William M. Brashears and Carolyn W. McKee, as joint tenants with the right of survivorship of record in Book 10612, page 766, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6438, page 595, rerecorded in Book 6452, page 864, amended in Book 6488, page 833 and Book 6539, page 893; and (3) Charter of record in Book 6457, page 589, said Register's Office.

04 26580
RECEIVED FOR REFERENCE
98 APR 20 AM 10:21
PELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5212 04/20 0101 03CHECK 655.57

unimproved ( )
This is improved (XX) property, known as 102 St. Charles Place, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of April, 1998

RANDAL PATRICK

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10890 PG 80

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

Witness my hand at office, this 15th day of April, 19 98.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 98.

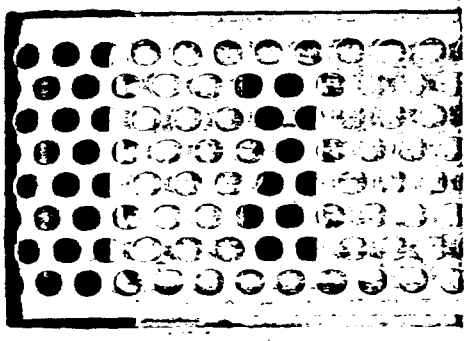
MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM
RANDAL PATRICK

TO
EDWIN W. MOATS, JR.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

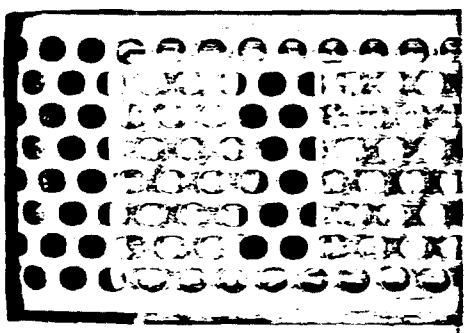
RECEIVED OF _____

FOR _____

BOOK 10890 PG 81

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



0426580

ELECTRONIC REFERENCE

98 APR 20 AM 10:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT 174750.00
CON_TX 646.57
PRFEE 1.00
~~WDFEE 8.00~~
~~TOTAL 655.57~~
CHECK 655.57
04/20/98 01 10:21 0001 5212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1281357