BOOK 10897 PG 98

THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon
CANNON, CANNON & COOPER, P.C.
1000 Northchase Dr., Suite 110
P. O. Box 749
Goodlettsville, TN 37070-0749
(615) 851-1880

7377 04/23 0101 03CHECK 83.00

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.
Eric Robertson	same - no mortgagee	Map 82-3
1313 Dalemere Dr.		Parcel 202
Nashville TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, ESTATE OF ANN MILDRED PATTERSON, also known as ANN H. PATTERSON, by KEVIN PATTERSON, Administrator, C.T.A., hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto ERIC ROBERTSON ad wife, KAREN ROBERTSON, hereinafter called the GRANTEES, their 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 the North 10 feet of Lot No. 44 and the south 34 feet of Lot No. 45 on the Map of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for said County.
>
> SAID parts of said Lots Nos. 44 and 45 adjoin and front together 44 feet on the easterly side of Stockell Street and run back between parallel lines 170 feet to an alley.
>
> BEING the same property conveyed to Emory G. Patterson and wife, Ann H. Patterson, by deed of record in Book 1540, page 499, Register's Office for Davidson County, Tennessee; the said Emory G. Patterson having predeceased Ann H. Patterson and the said Ann H. Patterson having since died, the property vests in Kevin Patterson, Administrator C.T.A. by order of the Probate Court for Davidson County, Tennessee, in the Estate of Ann Mildred Patterson, the said Ann Mildred Patterson being one and the same person as Ann H. Patterson.

The property described herein is subject to any and all restrictions and easements of record.

This is improved property known as: 1015 Stockell Street, Nashville TN 37207.

TO HAVE AND TO HOLD the said 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, our heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 15 day of April, 1998.

ESTATE OF ANN MILDRED PATTERSON
(a/k/a ANN H. PATTERSON)

BY: Kevin L. Patterson
KEVIN PATTERSON, Administrator
C.T.A.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, KEVIN PATTERSON, with whom I am personally acquainted, and who , upon oath, acknowledged himself to be the Administrator, C.T.A. of the Estate of Ann Mildred Patterson, the within named bargainor, and that he as such Administrator C.T.A. being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Administrator, C.T.A. of the Estate.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 15 day of April, 1998.

NOTARY PUBLIC
My Commission Expires: 7-25-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $20,000.00.

Subscribed and sworn to before me, this the 15 day of April, 1998.

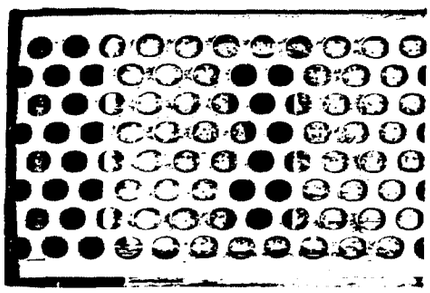
Affiant

NOTARY PUBLIC
My Commission Expires: 7-25-98

0428594
IDENTIF. ↑ REFERENCE

98 APR 23 AM 10:48
FELIX Z. ANDERSON III REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

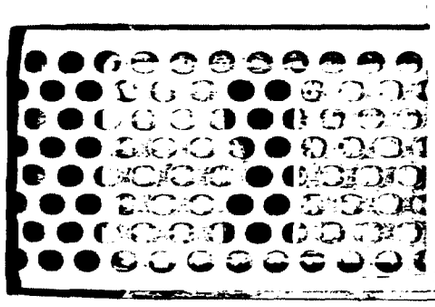
FOR _____

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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
			AMT	20000.00
			CON TX	74.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	83.00
			CHECK	83.00
04/23/98	01		10:48 0001	7377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0428594
IDENTIF. # REFERENCE

98 APR 23 AM 10:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283501