Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10927 PG 329

The actual consideration or value, whichever is greater, for this transfer is $ 106,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 7th day of May 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JEFFREY B. PATTERSON 5204 Nevada Avenue Nashville, Tennessee 37209	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 91-15 PARCEL 130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIX THOUSAND AND NO/100---------- ---------- ($ 106,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , FRANCES E. LIKIS, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JEFFREY B. PATTERSON, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 50.0 feet of the easterly 160.0 feet of the southerly 180.0 feet of Block No. 12 on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 12 fronts 50.0 feet on the northerly side of Nevada Avenue and runs back between parallel lines 180.0 feet to an alley.

BEING the same property conveyed to Frances E. Likis by deed from Betty Melissa Fisher Flatt and husband, Gregory E. Flatt, of record in Book 9979, page 186, Register's Office for Davidson County, Tennessee.

0436793
IDENTIF. ↑ REFERENCE

98 MAY 12 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 5204 Nevada Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Realty Savings Bank & Trust Rev Pln of Charlotte Pk of record in Book 421 , page 18 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 7th day of May, 19 98.

FRANCES E. LIKIS

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES E. LIKIS, UNMARRIED, the 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 and official seal this 7th day of May, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

6091 05/12 01:01 CHECK 401-20

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

RECEIVED OF _____

FOR _____

BOOK 10927 PG 331

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 106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20
CHECK 401.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6091

0436793
IDENTIF. ↑ REFERENCE

98 MAY 12 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1292113