BOOK 10951 PAGE 188

FILE IN BOX NO. 19B

# WARRANTY DEED

AFTER RECORDING RETURN TO:
PETER WEISS, ATTORNEY AT LAW
761 Old Hickory Blvd, Suite 102
Brentwood, TN 37027

NOTARY PUBLIC AT LARGE — PETER WEISS — DAVIDSON COUNTY, TENN

#98-5-61K

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TRIPLE J INVESTORS, INC. (NAME) | "NEW OWNER" (NAME) | MAP 118-07 |
| 1050 Tanger Court (ADDRESS) | (ADDRESS) | PARCEL 020 |
| Kingston Springs, TN 37082 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | FB# BH-02040 |

FOR AND 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, WE, RANDALL E. PATTERSON, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRIPLE J INVESTORS, INC.

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 Lot No. 60 on the Plan of Berrywood Subdivision, as of record in Book 1835, Page 24, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Randall E. Patterson and wife, Sheila H. Patterson, by Deed from Dennis C. Wells and wife, Nancy B. Wells, of record in Book 5511, Page 178, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Minute Book 35A, Page 579 and File No. 86D-2700, Probate Court for said County. The said property was further conveyed to Randall E. Patterson by Quitclaim Deed from Sheila H. Patterson of record in Book 6977, Page 97, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3219, Page 13, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

LEGAL CONTINUED ON PAGE 2

unimproved ( )
This is improved (X) property, known as 2737 Larmon Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 28th day of May 1998

Randall E. Patterson
RANDALL E. PATTERSON

Marion T. Patterson
MARION T. PATTERSON

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

LEGAL CONTINUED FROM PAGE 1

Marion T. Patterson, spouse of the above named Randall E. Patterson, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

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 RANDALL E. PATTERSON AND WIFE, MARION T. PATTERSON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of May, 1998.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

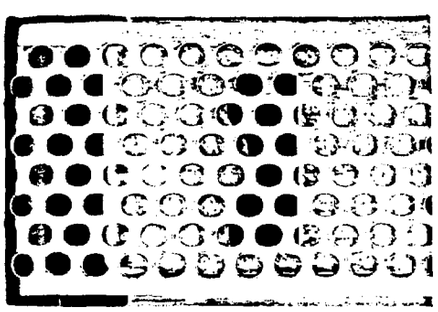


3169 05/29 0101 03CHECK 45

98 MAY 29 PM 1:30

RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

098153



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

RECEIVED OF _____

FOR _____

BOOK 10951 PG 190

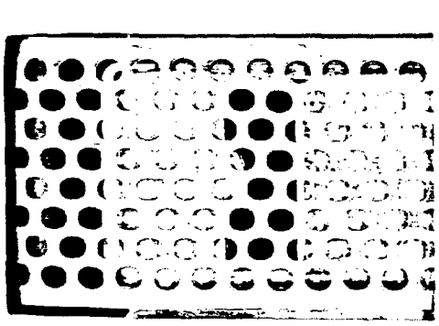
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT 119900.00
CON TX 443.63
PRFEE 1.00
WDEED 8.00
TOTAL 452.63
CHECK 452.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/29/98 01 13:32 0001 3169



044353
IDENTIFICATION & REFERENCE

98 MAY 29 PM 1:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1299115