PREPARED BY (AND RETURN TO):

BOOK 10956 PG 974

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (ljh) Title No: 39985
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laura Ann Turner 713 Hickory Trace Place Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 143-02-A-042 09DZ 72969

WARRANTY DEED

4592 06/02 0101 03CHECK 1351.73

FOR AND IN CONSIDERATION of the sum of **$ 362900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dale R. Patton and spouse, Laurie D. Patton,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Laura Ann Turner, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Phase Three, Harpeth Trace Estates of record in Plat Book 5200, Pages 751, 752, and 753, Register's Office for said County.

SAID Lot No. 42 fronts 51.02 feet on the southerly margin of Hickory Trace Place (private) and extends back 165.01 feet on the westerly line and 204.49 feet on the easterly line which is a broken line to a dead line in the ear, measuring 99.02 feet thereon.

BEING the same property conveyed to Dale R. Patton and spouse, Laurie D. Patton by deed from The Beesley Educational Trust, Glen Allen Civitts, Trustee, with full power to convey real property of record in Book 9345, Page 449, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 751, 752 and 753, said Register's Office, which Plan shows a 20 foot minimum building setback line from Hickory Trace Place (private) and 20 foot easement for public utility and drainage purposes along the rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5380, page 357, Book 6274, page 148 and Book 5178, page 138, Book 5120, page 918 as corrected in Book 5782, page 767 and Book 5182, page 769, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 713 Hickory Trace Place, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 10956 PG 975

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 1998.

Dale R. Patton

Laurie D. Patton

State of Tennessee
County of Davidson

On this 1st day of June, 1998, before me the undersigned authority, personally appeared **Dale R. Patton** and **Laurie D. Patton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 362900.00

Affiant

Sworn and subscribed before me on the 1st day of June, 1998.

My Commission Expires: _____ Notary Public

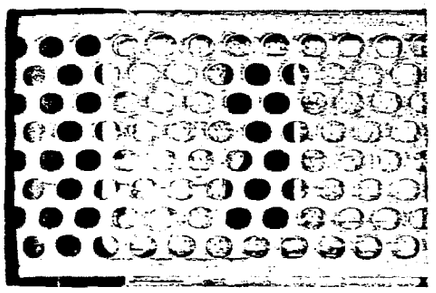
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

98 JUN -2 PM 12:59

0044790

IDENTIFICATION REFERENCE

Wldoc: Deed Wty—12/92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10956 PG 976

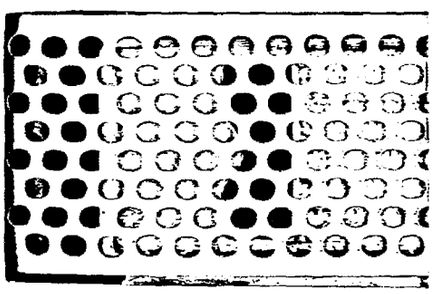
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 362900.00
CON TX 1342.73
PRFEE 1.00
WDEED 8.00
TOTAL 1351.73
CHECK 1351.73

06/02/98 01 13:01 0001 4592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0044790
IDENTIF. & REFERENCE

98 JUN -2 PM 12:59

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1300524