WARRANTY DEED

BOOK 10963 PG 836

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 11/2/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
My Commission Expires November 4, 2001

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Patterson, Jr. (NAME)	SAME (NAME)	MAP 60-1
P.O. Box 190116 (ADDRESS)	(ADDRESS)	PARCELS 17 & 42
Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Loretta Ann Adams, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David G. Patterson, Jr., married

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being in the 12th, formerly the 21st Civil District of said County, described as follows:

Beginning at an iron pipe, the southwest corner, being located as follows:

Beginning at the southwest corner of a tract of land conveyed to Henry E. Hawkins and wife, Eva Frances Hawkins, by deed from Harry C. Cornish and wife, of record in Book 2143, page 291, Register's Office for Davidson County, Tennessee; thence with the west line of said tract north 4 degrees 45' east 528.5 feet to an iron pipe; thence south 81 degrees 03' east 146.5 feet to the beginning of a curve to the right of 1300 foot radius; thence along said curve 70.45 feet to an iron pipe, the above mentioned southwest corner; thence along said curve 69.33 feet to an iron pipe, the southeast corner; thence North 15 degrees 07' East 270 feet to the center of Ewing Creek (passing an iron pipe in the south line of Ewing Lane at 191 feet); thence with the center line of Ewing Creek, north 45 degrees 56' west 98.7; thence leaving said Creek South 12

CONTINUED

unimproved ( )
This is improved (X) property, known as 416 Ewing Lane, Nashville, Tennessee 37202
(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 my hand this 29th day of May 19 98

Loretta Ann Adams

Loretta Ann Adams

BOOK 10963 PG 837

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loretta Ann Adams, 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 at Brentwood, Tennessee, this 29th day of HOOPER, 19 98.

Commission expires 11/4/2001

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

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 DESCRIPTION CONTINUATION

degrees 03' west 320 feet to the beginning (passing an iron pipe at the south line of Ewing Lane at 120 feet)

Included but excluded herefrom is the property conveyed to the State of Tennessee, by deed from Oak Park Developers, Inc., as of record in Book 4487, page 328, said Register's Office, and described as follows:

Beginning at an iron pipe in the northerly dead line of Lavergne Acres as of record in Book 2330, page 14, Register's Office Davidson County, said point being Albert M. Rawls' southeast corner; thence with Rawls' easterly boundary line northwardly 103 feet more or less to a point on a curved line to the left which is at all points 170 feet northeast of the centerline of proposed I-24; thence with said curved line southeasterly 95 feet to Bobby Joe Stubblefield's west boundary line; thence with said boundary line southwardly 40 feet more or less to said deadline; thence with said deadline westwardly 69.33 feet to the point of beginning, and containing 4,830 square feet.

Being the same property conveyed to Loretta Ann Adams by deed from Albert Monroe Rawls and wife, Martha P. Rawls, of record in Book 8685, page 262, Register's Office of Davidson County, Tennessee.

This conveyance is subject to 1998 County Taxes and any subsequent years; Dedication of Easement for Sanitary Sewers of record in Book 4683, page 331; Subject to the terms and provisions of that certain Lease Agreement by and between Loretta Ann Adams and The Lamar Corporation of record in Book 10897, page 229; Subject to terms and provisions of that certain Sign Location Lease of record in Book 5025, page 162; all in the Register's Office for Davidson County, Tennessee. This conveyance includes all of grantors right, title and interest in all leases encumbering the property.

MAIL ENV.

0446530
IDENTIF. A REFERENCE

98 JUN -5 AM 8:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6472 06/05 01:01 03CHECK 246-10

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

RECEIVED OF _____

FOR _____

BOOK 10963 PG 839

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 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 12.00
TOTAL 246.10
CHECK 246.10

06/05/98 01 08:14 0001 6472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446530
IDENTIF. & REFERENCE

98 JUN -5 AM 8:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302374