PROPERTY TAX INFORMATION:

OWNER: David A. Patrick
2104 Riverbend Dr.
Murfreesboro, TN
37129

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
805 South Church Street, #13
Murfreesboro, TN 37130
From Information Furnished by the Parties

Map 35-11
Parcel 13.00

BOOK 11005 PAGE 684

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the undersigned, PHYLLIS JEAN SALYERS, an unmarried person, has bargained and sold and does hereby transfer and convey unto DAVID A. PATRICK and wife, JANICE C. PATRICK, their heirs and assigns, forever, that certain tract or parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEING Lot No. 13, on the Plat of the resubdivision of Tract No. 17 of Nashboro Village of record in Book 5200, page 28, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to the undersigned by Deed of record in Book 9402, page 336 of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO all restrictive covenants, and to all matters shown on Plat of record in Book 5200, page 28; all of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees their heirs and assigns, forever.

The undersigned covenants with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that the same is unencumbered, except by lien of the 1998 Metropolitan Nashville and Davidson County property taxes which are being prorated between the parties hereto with the Grantor paying to the Grantees her proportionate share and the Grantees assuming and agreeing to pay the same in full when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HANDS this the 26th day of June, 1998.

Phyllis Jean Salyers
Phyllis Jean Salyers

Linda Cochran POA
Linda Cochran, her Attorney in Fact

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

BOOK 11005 PAGE 685

On this 26th day of June, 1998, before me personally appeared before me, a Notary Public in and for said county and state, the within named LINDA COCHRAN, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said LINDA COCHRAN, to me known to be the person who executed the foregoing instrument on behalf of PHYLLIS JEAN SALYERS, acknowledged that she executed the same as the free act and deed of said PHYLLIS JEAN SALYERS and for the purposes therein contained by virtue of a power of attorney duly executed by the said PHYLLIS JEAN SALYERS and appearing of record in Book 11005, Page 682, Register's Office of Davidson County, Tennessee.

WITNESS MY HAND at office this 26th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 3/13/00

NOTARY PUBLIC JACK LYONS GRITTON RUTHERFORD COUNTY, TN

AFFIDAVIT OF VALUE

RECD 07/06 12:01 03CHECK 412.45

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $108,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David D Salyers
AFFIANT

Sworn to and subscribed before me, on this 26th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 3/13/00

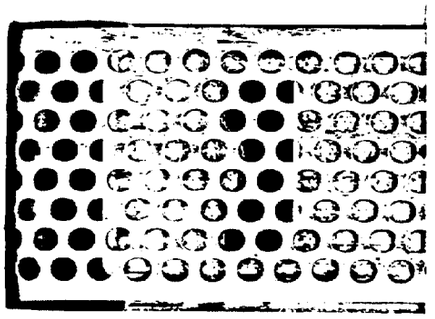
NOTARY PUBLIC JACK LYONS GRITTON RUTHERFORD COUNTY, TN

98 JUL -6 AM 8:21

REGISTER
DAVIDSON COUNTY, TN.

0458567

IDENTIFICATION/REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 11005 PAGE 686

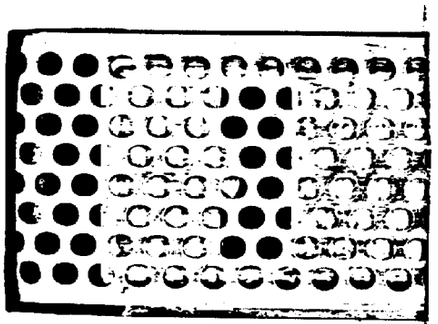
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 108500.00
CON TX 401.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 412.45
CHECK 412.45

07/06/98 01 08:24 0001 9382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0458567

98 JUL -6 AM 8:21

REGISTER
DAVIDSON COUNTY, TN.

No.1315146