Mack

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

James S Mathis
Affiant

Subscribed and sworn to before me, this 12th day of August 1998

Mitchell A Watts
Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES S. MATHIS 1504 Franklin Avenue Nashville, Tennessee 37206	JAMES S. MATHIS 1504 Franklin Avenue Nashville, Tennessee 37206	MAP 83-6 PARCEL 212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND AND NO/100---------- ---------- ($ 70,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , WILMA L. PATTERSON, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JAMES S. MATHIS, 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 Lot No. 8 and the westerly 5.0 feet of Lot No. 9 of Block 3 on the Plan of T.P. Weakley's Subdivision of Blocks 1, 2 and 3, of record in Book 421, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Wilma L. Patterson, as to a remainder interest, by deed from Della Patterson, who retained a life interest, of record in Book 3615, page 317, Register's Office for Davidson County, Tennessee; the said Della Patterson having since died.

This is improved property known as 1504 Franklin Avenue, Nashville, Tennessee 37206

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 T.P. Weakley's S/D of Blocks 1, 2 and 3 of record in Book 421 , page 50, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds 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 12th day of August, 19 98.

Wilma L Patterson
WILMA L. PATTERSON

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 WILMA L. PATTERSON, 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 12th day of August, 19 98.

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 _____.

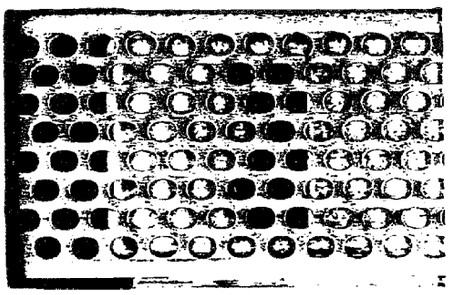
Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____
Notary Public

0474428
CAPITOL TITLE & REFERENCE
98 AUG 13 AM 9:19
REGISTER
DAVIDSON CO. TN.

6401 08/13 0101 03CHECK 270.00

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



RECEIVED OF _____

FOR _____

BOOK 11064 PAGE 138

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

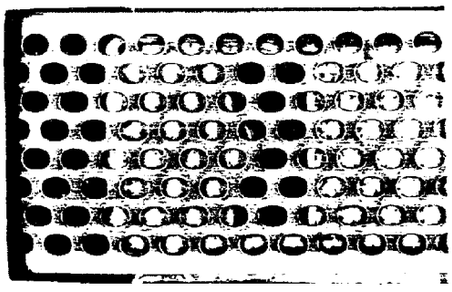
CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
DEED 2.00
TOTAL 270.00
CHECK 270.00

08/13/98 01 09:19 0001 6401

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0474428
IDENTIF. & REFERENCE

98 AUG 13 AM 9:18



No. 1321946