BOOK 11129 PAGE 447

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/25/01

(AFFIX SEAL)

MELISSA D. ROGERS NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2001

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELIZABETH A. FLETCHER 214 WILEY STREET MADISON, TN 37115	SAME	MAP 43-09 PARCEL 43

FOR AND IN 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, I,

MAX PATTON

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH A. FLETCHER, UNMARRIED

HEREINAFTER CALLED THE GRANTEE, HER 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. 46 ON THE PLAN OF OVERLOOK ESTATES, BLOCK "A", WHICH IS OF RECORD IN BOOK 843, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MAX PATTON BY DEED FROM ANDREW M. CUOMO, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DATED APRIL 23, 1998 OF RECORD IN BOOK 10899, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1. 1998 Taxes and subsequent years constitute a lien although not yet due and payable.
2. Property is subject to all matters affecting said premises as contained in Book 843, Page 105, Register's Office for Davidson County, Tennessee.
3. Any and all restrictions, conditions and easements of record.

This is improved property known as: 214 WILEY STREET, MADISON, TN 37115
(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(s) this 26th day of August, 1998.

MAX PATTON

0492903

98 SEP 28 PM 1:17

ALL TAXES PAID REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

MAIL ENV.

09/28 0101 03CHECK 240.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

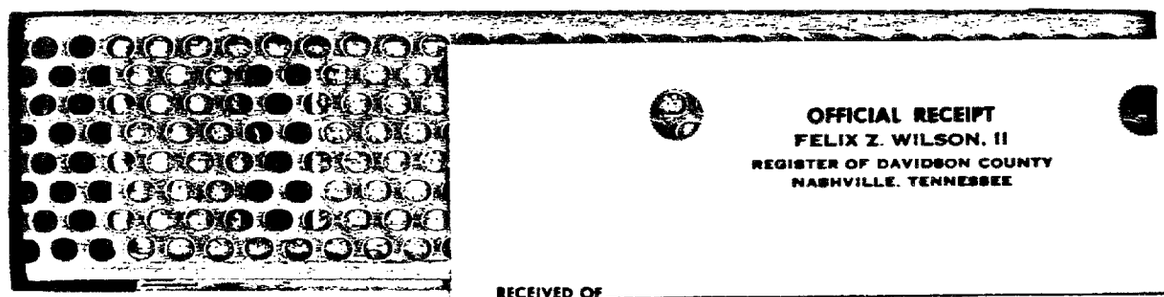
Personally appeared before me, MAX PATTON, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 1998.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076



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

RECEIVED OF _____

FOR _____

BOOK 11129 PAGE 449

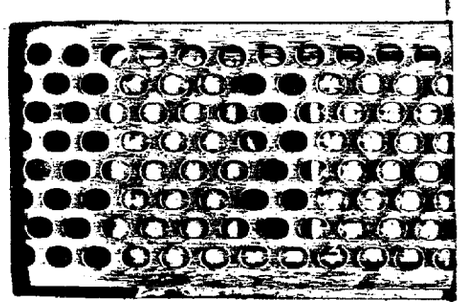
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 240.40
CHECK 240.40

09/28/98 01 13:19 0001 6163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0492903
IDENTIF. # REFERENCE

98 SEP 28 PM 1:17
REGISTER
DAVIDSON COUNTY, TN.

No. 1351482