BOOK 11185 PAGE 416

THIS INSTRUMENT PREPARED BY:

Mad

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 $ 252,700.00

Randolph E. Patterson

Affiant

Subscribed and sworn to before me, this 30th day of October 1998

Mitchell A. Watts

Notary Public

My Commission Expires: 9-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RANDOLPH E. PATTERSON, SR. 2305 Belmont Boulevard Nashville, Tennessee 37212	THE COMMUNITY BANK 5120 Maryland Way Brentwood, Tennessee 37027	MAP 104-15 PARCEL 291

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY TWO THOUSAND SEVEN HUNDRED AND NO/100---------- ($ 252,700.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, I , MARY ANN PHANEUF, UNMARRIED

hereinafter called the Grantor , have bargained and sold, and by these presents do transfer and convey unto RANDOLPH E. PATTERSON, SR. AND WIFE, TRACY COOPER PATTERSON hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly half of Lot No. 175 on the Map of Belmont Land Company's Subdivision called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 175 fronts 53.0 feet on the westerly side of Belmont Boulevard and runs back between lines 175.0 feet to an alley in the rear on which it measures 45.0 feet.

BEING the same property conveyed to Mary Ann Phaneuf, unmarried, by deed from John S. Barron, Jr. and wife, Leann Barron, of record in Book 9955, page 341, Register's Office for Davidson County, Tennessee.

0507681

IDENTIF. ↑ REFERENCE

98 NOV -3 PM 1:16

[illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 2305 Belmont Boulevard, Nashville, Tennessee 37212

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 s , their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that she is lawfully seized and possessed of said land in fee simple, has 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 Belmont Heights of record in Book 421 , page 34 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of October, 19 98.

MARY ANN PHANEUF

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY ANN PHANEUF, 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 26 day of October, 19 98.

My Commission Expires: 10

MARLENE RICE
Commission # 1151147
Notary Public - California
San Diego County
My Comm. Expires Sep 10, 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

1772 11/03 0101 03CHECK 945.99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11185 PAGE 418

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 252700.00
				CON TX 934.99
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 945.99
				CHECK 945.99
			11/03/98 01	13:16 0001 1772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507681

IDENTIF. # REFERENCE

98 NOV -3 PM 1:16

ALL COMMENTS REGISTER
DAVIDSON COUNTY, TN.

No. 1366919