0518439

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

98 DEC -1 PM 1:04
REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (gj) Title No: 40500
Dav. Co. File: Box 8

BOOK 11226 PAGE 749

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Natalie R. Patton 2517 Devon Valley Drive Nashville, Tennessee 37221	Union Planters Bank, National Assoc. 112 Long Hollow Pike Goodlettsville, TN 37072

TAX MAP-PARCEL NUMBERS: 142-16-D-011

3306 12/01 0101 03CHECK 584.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 155000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Walter Johnson and spouse, Julia B. Johnson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Natalie R. Patton, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 40 on the plan of Final Plat of Devon Valley, Phase I, of record in Book 7900, page 458, Register's Office for said County.

SAID Lot No. 40 fronts 53.00 feet on the northwesterly margin of Devon Valley Drive and extends back between parallel lines 100 feet.

BEING the same property conveyed to James Walter Johnson and spouse, Julia B. Johnson by deed from Southwinds Development, Inc. of record in Book 9030, page 468, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 458, said Register's Office, which Plan shows a 15 foot minimum building setback line from Devon Valley Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot and a 5 foot minimum building setback line from each side line; The Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283, Book 7517, page 367, Book 8120, page 402, Book 8120, page 485, Book 8180, page 222, Book 8180., page 230, Book 8180, page 232, Book 8712. page 618, Book 8712, page 620, Book 8796, page 410 and Book 8796, page 416, Book 9150, page 182, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2517 Devon Valley Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 1998.

James Walter Johnson

Julia B. Johnson

State of Tennessee
County of Davidson

On this 30th day of November, 1998, before me the undersigned authority, personally appeared **James Walter Johnson** and **Julia B. Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155000.00

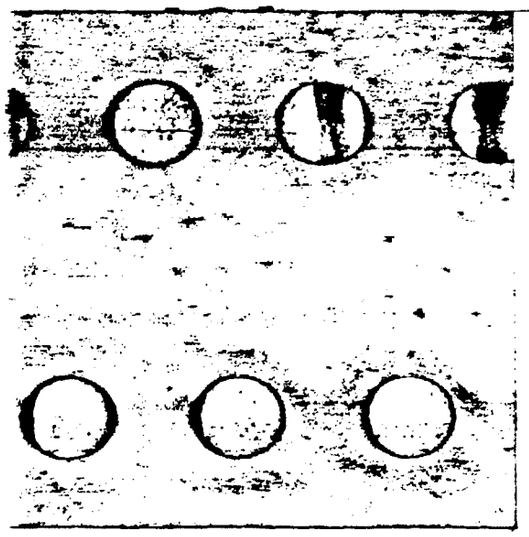
Affiant

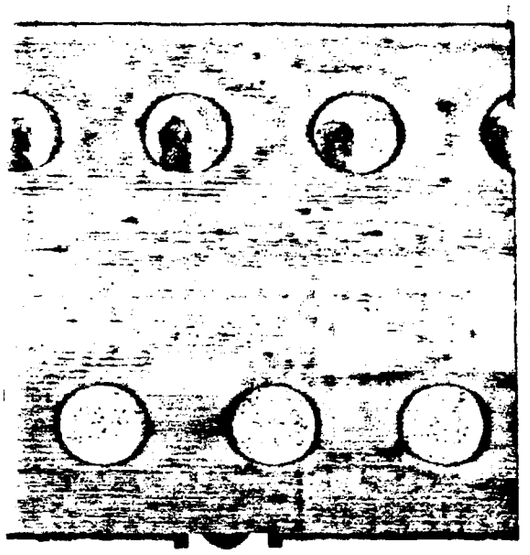
Sworn and subscribed before me on the 30th day of November, 1998.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 11226 PAGE 751

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	
	155000.00
CON TX	573.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	584.50
CHECK	584.50

12/01/98 01 13:05 0001 3306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/8439
IDENTIF. & REFERENCE

98 DEC -1 PM 1:04
REGISTER
DAVIDSON COUNTY, TN.

No. 1378337