THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

MAIL ENV.

98 DEC -1 PM 2:02
REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
05 18 546

BOOK 11227 PAGE 312

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
William Patton, Jr **661 Ewing Lane** **Nashville, TN 37129**	**SAME**	**81-12-211**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $4,000.00.

Affiant

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

Notary Public

My Commission Expires: March 25, 2000

NOTARY PUBLIC AT LARGE

3413 12/01 0101 03CHECK 033.80

FOR AND IN CONSIDERATION of the sum of Four Thousand Dollars ($4,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged THE HEIRS AT LAW OF MARTHA JANE CATO, and spouses only signing in order to transfer any and all rights, whether marital or other, they may have in the property (the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto WILLIAM PATTON, JR. (the "Grantee"), his heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 in McGavock, Wetmore & Others Second Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County.

Said Lot No. 85 fronts 50 feet on the west side of Fillmore Avenue (formerly Tilden Street), now11th Avenue North, and runs back between parallel lines, 150 feet to an alley. INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that portion of the land conveyed to State of Tennessee, of record in Book 4163, page 414, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the westerly margin of 11th Avenue, said point being the common corner of Lots 84 and 85 in McGaqvock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee; thence along the westerly margin of said Avenue and the easterly boundary of said Lot 85, N 33 degrees 42 minutes 44 sec conds W. 16.15 feet to a point; thence with a line of severance S 0 degrees 49 minutes 19 seconds W. 19.61 feet to a point on the common line between said Lots 84 and 85; thence along said common line N 56 degrees 15 minutes 28 seconds, E 11.12 feet to the point of beginning, containing 90 square feet more or less.

BEING the same property conveyed to Edmond Cato and wife, Martha Jane Cato, by deed from Mrs. Anna Kilb, a widow, of record in Book 815, page 168, Register's Office

for Davidson County, Tennessee. The said Edmond Cato having predeceased Martha Jane Cato. The said Martha Jane Cato having since died.

This is improved real property known as 2103 Brookwood Lane, Murfreesboro, TN 37129.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 24 day of November, 1998.

Mary Elizabeth Pirtle
MARY ELIZABETH PIRTLE

Eddie Mae Scruggs
EDDIE MAE SCRUGGS

William Scruggs
WILLIAM SCRUGGS

Helen Beonza Roberts
HELEN BEONZA ROBERTS

Edmond Cato Jr.
EDMOND CATO, JR

Linda Cato
LINDA CATO

Herbert Cato
HERBERT CATO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ELIZABETH PIRTLE, the within named bargainors, 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 at Nashville, Davidson County, Tennessee, this 24th day of November 1998.

Notary Public

My Commission Expires: March 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDDIE MAY SCRUGGS and husband WILLIAM SCRUGGS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of November 1998.

Notary Public

My Commission Expires: March 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN BEONZA ROBERTS, the within named bargainors, 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 at Nashville, Davidson County, Tennessee, this 24th day of November 1998.

Notary Public

My Commission Expires: March 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11227 PAGE 315

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDMOND CATO, JR.and wife, LINDA CATO, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of November 1998.

Notary Public

My Commission Expires: March 25, 2001

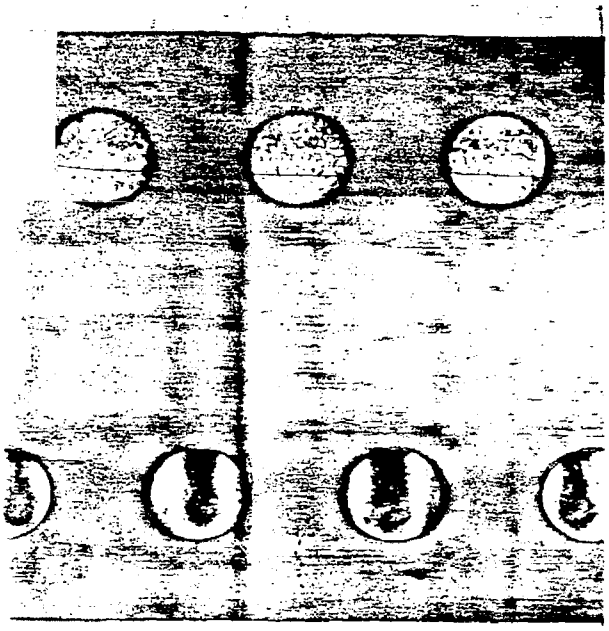
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

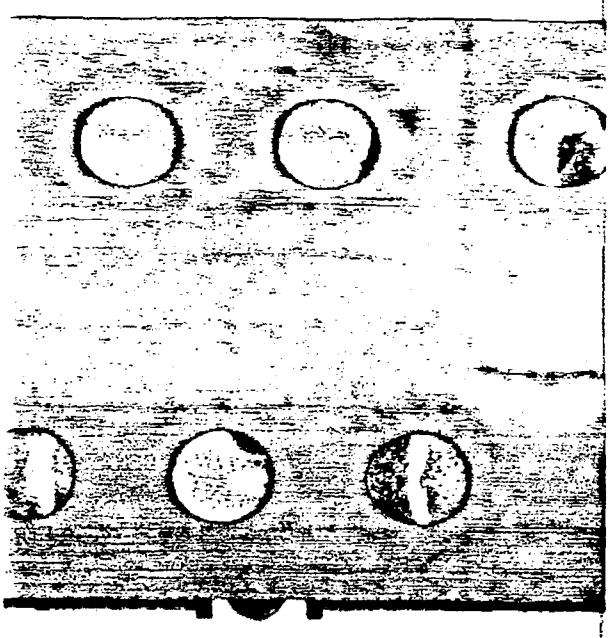
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERBERT CATO, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of November 1998.

Notary Public

My Commission Expires: March 25, 2001





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

RECEIVED OF _____

FOR _____

BOOK 11227 PAGE 316

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 4000.00
CON TX 14.80
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 33.80
CHECK 33.80

12/01/98 01 14:02 0001 3413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05185 46
IDENTIF. # REFERENCE

98 DEC -1 PM 2:02
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1378444