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BOOK 11290 PAGE 643

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 188,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 3-27-99 (AFFIX SEAL)

My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Bontrager (NAME)	First Republic Mortgage (NAME)	MAP 160-4
5226 Kincannon Drive (ADDRESS)	3212 West End Avenue, Ste 500 (ADDRESS)	PARCEL 99
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Dennis C. Patterson and wife, Harriett H. Patterson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Bontrager and wife, Christine G. Bontrager

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 8 on the Plan of the Resubdivision of Lots 8, 9 and 10 of Brentview Hills, as of record in Book 3500, page 122, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of Kincannon Drive, at the common corner of Lots 8 and 9; thence with said Kincannon Drive; southerly 152.90 feet to a point at tne beginning of a curve; thence around said curve, southwesterly 38.93 feet to a point in the north margin of Ritchie Drive; thence with the margin of the same, west 15.88 feet to a point; and continuing with said margin of Ritchie Drive, 135.3 feet to a point at the southwest corner of Lot 8; thence along the rear line of said Lot 8, northerly 112.60 feet to a point; thence northwesterly 64.9 feet to a corner of Lots 8 and 9; thence easterly along the line between said lots, 190.85 feet to the point of beginning.

Being the same property conveyed to Dennis C. Patterson and wife, Harriett H. Patterson by deed from Peter C. Witt and wife, Barbara S. Witt of record in Book 4347, page 257, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 3500, page 122; restrictions of record in Book 3345, page 205; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5226 Kincannon Drive, Nashville, Tennessee 37220
(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 our hand s this 30th day of December, 19 98

Dennis C. Patterson

Harriett H. Patterson

Harriett H. Patterson

BOOK 11290 PAGE 644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis C. Patterson and wife, Harriett H. Patterson

the bargainor S, 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 Brentwood, Tennessee, this 30th day of December, 1998.

Commission expires 3-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

My Commission Expires
March 27, 1999

WARRANTY DEED

FROM

Dennis C. Patterson and wife,
Harriett H. Patterson

TO

Robert C. Bontrager and wife,
Christine G. Bontrager

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 JAN 11 AM 10:39
BILL CARNELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0534909

0866 01/11 0101 03CHECK

708.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11290 PAGE 645

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0534909

IDENTIF. ^ REFERENCE

99 JAN 11 AM 10:39

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

CAMT 188500.00
CON TX 697.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 708.45
CHECK 708.45

01/11/99 01 10:37 0001 0866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410231