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

W & I Ref: (sk) Title No: 40580
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret L. Jacobs Wanda Fay Johnson Carolyn June Curtis 317 Culpepper Court Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 171-03-B-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 227,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Pate and spouse, Jane Pate,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret L. Jacobs ,Wanda Fay Johnson, and Carolyn June Curtis,** 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. 280 on the Plan of First Revision Section 5A Fredericksburg of record in Plat Book 7900, page 509, amended in Book 7900, page 961, Register's Office for said County.

SAID Lot No. 280 fronts 76.78 feet on the broken northwesterly margin of Culpepper Court and extends back 119.86 feet on the southwesterly line and 102.88 feet on the northeasterly line to a broken line in the rear, measuring 76.58 feet thereon.

BEING the same property conveyed to William E. Pate and wife, Jane Pate by deed from Lynn Marie Williford, unmarried, of record in Book 10420, page 167, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 509 as amended in Book 7900, page 961, said Register's Office, which Plan shows a 20 foot minimum building setback line from Culpepper Court together with a designated building site and a 15 foot easement for public utility purposes along the easterly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 8920, page 45, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars and to restrictive covenants of record in Book 7798, page 843.

This is improved property, known as: 317 Culpepper Court, Brentwood, TN 37027

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.

BOOK 11301 PAGE 513

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 15th day of January, 1999.

William E. Pate
William E. Pate

Jane Pate
Jane Pate

State of Tennessee
County of Davidson

On this 15th day of January, 1999, before me the undersigned authority, personally appeared **William E. Pate** and **Jane Pate**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 227,500.00

Margaret L. Jacobs
Affiant

Sworn and subscribed before me on the 15th day of January, 1999.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

05337935

IDENTIFICATION REFERENCE

99 JAN 19 PM 12:33

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Widoc: Deed Wty—12/92

4011 01/19 0101 03CHECK 852.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11301 PAGE 514

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0537935
IDENTIFICATION REFERENCE

99 JAN 19 PM 12:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	227500.00
CON TX	841.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	852.75
CHECK	852.75

01/19/99 01 12:32 0001 4011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413440