FILE BOX-9B
FIRST TITLE & ESCROW COMPANY, INC.
#16272

BOOK 11375 PG. 307

#2001418.1 2/25/99

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thompson B. Patterson, Sr. 80 Concord Park West Nashville, TN 37205	First Union Mortgage Corp 1100 Corporate Center Dr. Raleigh, NC 27607	Map 116-080C Parcel 08000CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto THOMPSON B. PATTERSON, SR. ("Grantee"), his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot 80, as shown on the Revised Plan of Sugartree, Phase 2 , as of record in Book 4860, pages 79 and 80, as amended by instruments of record in Book 5005, page 144, Book 5010, page 117, and Book 5015, page 550, Register's' Office for Davidson County, Tennessee.

Being the same property conveyed to Metropolitan Airport Center Limited Partnership by deed of record in Book 11375, page 304, said Register's Office.

The source of this description is the prior deed.

This is improved property known as 80 Concord Park West, Sugartree, Nashville, Tennessee.

Said property is conveyed subject to the matters listed on Exhibit A hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit A, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said land to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS our hands this 25th day of February, 1999.

METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP

By: _____
Its: General Partner

0558581

99 MAR -9 AM 10:29

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared HENRY C. McCALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the GENERAL PARTNER of METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP, a Tennessee limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 25th day of February, 1999.

Notary Public

My Commission Expires: 7/22/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $370,000.00.

Affiant

Sworn to and subscribed before me this 3RD day of ~~February,~~ MARCH, 1999.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2000

EXHIBIT A

1. 1999 Taxes, a lien not yet due and payable.

2. Matters reflected by the title insurance commitment furnished to Grantee.

5934 03/09 0101 03CHECK 1384.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11375 PG. 310

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

0558581
IDENTIFICATION REFERENCE

99MAR-9 AM10:29
REGISTER
DAVIDSON CO. TN.

CAMT	370000.00
CON TX	1369.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1384.00
CHECK	1384.00

03/09/99 01 10:29 0001 5934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435088