Return to: Title Connection Inc
4733 Andrew Jackson Pkwy
Hermitage, Tn. 37076.

This instrument was prepared by:
George R. Fusner, Jr.
Attorney-Mediator
415 Fourth Avenue South
Nashville, TN 37201

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Leticia Patterson		Map 149-1-B
4608 Billingsgate Rd		
Antioch, TN 37013		Parcel 114

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11387 PG. 403

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property, or interest in property transferred, whichever is greater is $94,900.00which amount is equal to, or greater than, the amount that the property or interest in property transferred would command at a fair and voluntary sale.

Leticia Patterson
Affiant

Subscribed and sworn to before me, this 5th day of March, 1999.

Notary Public

My Commission Expires: 3/25/01

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires Mar

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, **BRUCE V. WESNOFSKE and wife, DOLLY D. WESNOFSKE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **LETICIA PATTERSON**, a single person, hereinafter called the Grantee, its successors and assigns, a certain parcel of land in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by reference.

This conveyance is subject to all subdivision restrictions, building lines and easements of record including without limitation those instruments and items shown on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever; and Grantors do covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as herein set out on Exhibit B; and Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 5th day of March, 1999.

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

GRANTORS

Bruce V. Wesnofske

Dolly D. Wesnofske

State of Tennessee)
County of Davidson.)

Personally appeared before me, the undersigned notary public for the county and state aforesaid, Bruce V. Wesnofske and, Dolly D. Wesnofske, 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, at office, this 5th day of March, 1999.

Notary Public

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 3/25/01

My Commission Expires MAR 25 2001

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being Lot 227, Phase III on the Plan of Piccadilly Square of record in Plat Book 6250, pages 892, 893, and 894, Registers Office for Davidson, County, Tennessee.

Being the same property conveyed to the Grantors by Deed of record in Book 7501, Page 649 Registers Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE

1. 1999 Real Property Taxes which have been prorated between the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 6250, pages 892, 893, and 894 RODCT.

3. Restrictive Covenants of record in Book 6236, page 683, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, and Book 6518, page 190, all of the Registers Office for Davidson, County, Tennessee together with the obligations of the Grantee to pay without limitation dues, special assessments, and any other charges contained therein. Any assessment coming due prior to the date hereof shall be the responsibility of the Grantors.

99 MAR 16 PM 3:27
RECEIVED
IDENTIF. & REFERENCE
0562080

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11387 PG. 405

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

0562080

IDENTIF. & REFERENCE

99 MAR 16 PM 3:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	94900.00
CON TX	351.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	362.13
CHECK	362.13

03/16/99 01 15:26 0001 9623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438748