99 MAY -4 PM 2:58
U582545

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: 40892
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew R. Patner Charlene Patner 708 Say Brook Circle Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 155-15-A-35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 177,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward A. Kosinski, now known as Edward Anthony Morgan and spouse, Barbee A. Kosinnski, now known as Barbee Alicia Morgan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew R. Patner and spouse, Charlene Patner,** 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. 35 on the Plan of Stonemeade, Section III of record in Plat Book 7900, Page 478, Register's Office for said County.

SAID Lot No. 35 fronts 96.83 feet on the broken margin of Say Brook Circle and extends back 138.38 feet on the northerly line and 116.38 feet on the southerly line to a broken line in the rear, measuring 132.13 feet thereon.

BEING the same property conveyed to Edward A. Kosinski and wife, Barbee A. Kosinski by deed from Duncan R. Mullins and wife, Christie J. Mullins of record in Book 10031, Page 821, Register's Office for said County.

By order of Name Change, No. 96P-1667, Probate Court for Davidson County, Tennessee, the said Barbee Alicia Kosinski is now known as Barbee Alicia Morgan. By order of Name Change, No. 96P-1637, Probate Court for Davidson County, Tennessee, the said Edward Anthony Kosinski is now known as Edward Anthony Morgan.

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 478, said Register's Office, which Plan shows a 30 foot minimum building setback line from Say Brook Circle, together with a designated building site and 15 foot easement for public utility and drainage purposes along the rear line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, Page 290, Book 8349, Page 43, Book 8517, Page 992, Book 8810, Page 840, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 708 Say Brook Circle, Nashville, TN 37221

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.

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 29th day of April, 1999.

Edward Anthony Morgan
Edward Anthony Morgan

Barbee Alicia Morgan
Barbee Alicia Morgan

State of Tennessee
County of Davidson

LAST DEED 0.00 CHECK 665.90

On this 29th day of April, 1999, before me the undersigned authority, personally appeared **Edward Anthony Morgan** and **Barbee Alicia Morgan**, 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.

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

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 177,000.00

Affiant

Sworn and subscribed before me on the 29th day of April, 1999.

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Catherine M Wood
Notary Public

My Commission Expires: 11-25-2000

My Commission Expires NOV. 25, 2000

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11462 PG. 213

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

0582545

IDENTIFICATION REFERENCE

99 MAY -4 PM 2:58

FILED
DAVIDSON COUNTY, TN.

CAMT	177000.00
CON TX	654.90
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	665.90
CHECK	665.90

05/04/99 01 15:01 0001 1337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456024