WARRANTY DEED

BOOK 11470 PG. 68

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 0.7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Patrick S. Roberts	First Trust Mortgage Company	MAP 60-11
(NAME)	(NAME)	
2909 Lyndale Drive	6525 Quail Hollow, Suite 300	PARCEL 15
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(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, W. H. Dorris and R. B. Huffine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick S. Roberts

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:

SEE ATTACHED EXHIBIT A

0584448

RECEIVED FOR REFERENCE

99 MAY -7 PM 3:40

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2909 Lyndale Drive, Nashville, TN 37207
(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 April 19 99

W. H. Dorris

R. B. Huffine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. H. Dorris and R. B. Huffines

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 Madison, Tennessee, this 30th day of April, 19 99.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires

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

LAND in Davidson County, Tennessee, being Lot No. 130 on the Plan of Hillhurst Acres, Section 4, as of record in Book 2331, Page 136, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

BEING the same property conveyed to W. H. Dorris and R. B. Huffine by Warranty Deed from Eva Christine Meyers McGown which deed is of record in Book 11005, Page 736, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION OF THE ABOVE PROPERTY CONVEYED FROM EVA CHRISTINE MEYERS MCGOWN TO THE STATE OF TENNESSEE OF RECORD IN BOOK 4052, PAGE 309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING part of Lot No. 130 on the Plan of Hillhurst Acres, Section 4, of record in Book 231, Page 136, Register's Office for Davidson County, Tennessee, beginning at a point in the southwest corner of said Lot No. 130 and runninng with the rear line of said Lot, North 24 degrees 45 minutes East, 130 feet to a point; thence with the northeast line of said Lot in a southeasterly direction 209 feet to a point; thence southerly 136 feet to a point; thence with the southwest line of said Lot in a northwesterly direction 248 feet to the point of beginning, containing 0.68 acres, more or less. Said property is to be used for the construction of a controlled access highway and all right of ingrees and egrees to and from and across the same to and from abutting lands is hereby conveyed. There is also conveyed an easement for the construction and maintenance of a high pressure gas line, beginning at a point in the southeast corner of the above described land and running with the east line of the above described land, northerly 136 feet to a point; thence with the northeast line of said Lot No. 130 in a southeasterly direction 52 feet to a point; thence southerly 136 feet to a point; thence with the southwest line of said Lot No. 130 in a northwesterly direction 52 feet to the point of beginning, containing 0.16 acres, more or less.

THIS CONVEYANCE IS SUBJECT TO ANY NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY AS MAY BE SET FORTH ON THE PLAN OF HILLHURST ACRES SECTION 4, AS OF RECORD IN BOOK 2331, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO AN EASEMENT FOR GAS LINE OF RECORD IN BOOK 4052, PAGE 309, SAID REGISTER'S OFFICE.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11470 PG. 71

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

0584448

IDENTIF. & REFERENCE

99MAY-7 PM 3:40

BILL G. GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible] 7A9GO.00
[illegible] 377.13
[illegible] 1.00
[illegible] 12.00
[illegible] 2.00
[illegible] 392.13
[illegible] 392.13
[illegible] 15:43 0001 3366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458029