This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

B0462

BOOK 11499 PG. 762

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
John T. Rankin and Katherine Tracy Rankin 3359 Golf Club Lane Nashville, TN 37215	Same	Map 116-02A/ Parcel 012

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Thomas Michael Patton, being one and the same person as Thomas M. Patton, and wife, Anna Teresa Patton, (hereinafter referred to as the "Grantors"), do hereby, transfer and convey unto John T. Rankin and wife, Katherine Tracy Rankin, (hereinafter referred to as the "Grantees"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

The Property conveyed hereby is subject to the covenants, easements and restrictions set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Hill Place of record in Book 9645, page 85, as amended in Book 9658, page 19, and in Book 10872, page 520, in the Register's Office for Davidson County, Tennessee (hereinafter referred to as the "Restrictive Covenants").

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantors covenants that they are lawfully seized and possessed of the real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1999 and subsequent years.
2. Applicable zoning and building requirements and all visible easements and encroachments.
3. Restrictive Covenants.
4. All matters shown on the Plat of Hill Place of record in Plat Book 7900, page 913, and Plat Book 7900, pages 923-932 (at Page 928), as amended by in Book 9854, page 235, as

corrected by Surveyor's Certificate in Book 10058, page 112, and in Book 10270, page 38, in the Register's Office for Davidson County, Tennessee.

Excepting only the Permitted Exceptions, Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 28th of May, 1999.

Thomas Michael Patton

Thomas Michael Patton

Anna Teresa Patton

Anna Teresa Patton

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas Michael Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 28th day of May, 1999.

Rita McQuerry

Notary Public

My Commission Expires:
11-25-2000

181614.01 0013-0017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anna Teresa Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27th day of May, 1999.

Notary Public

My Commission Expires:
5-24-2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

2232 05/28 0101 03CHECK 1850.50

The actual consideration or value for this transfer of property is $495,000.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 28th day of May, 1999.

Notary Public

My Commission Expires:
11-25-2000

181614.01 0013-0017

Exhibit "A"

Land located in the 1st Civil District of Nashville, Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 73, on the Final Plat of Hill Place, of record in Plat Book 7900, page 913 and Plat Book 7900, pages 923-932 (at page 928), Register's Office for Davidson County, Tennessee, and by Surveyor's Certificate of Correction of record in Book 9854, page 235, and in Book 10059, page 112 and in Book 10270, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Patton and wife, Anna Teresa Patton, by deed from H. G. Realty Company, of record in Book 9875, page 236, Register's Office for Davidson County, Tennessee.

05592782
RECEIVED FOR RECORD
99 MAY 28 PM 12:28
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11499 PG. 766

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

0592782

USER'S REFERENCE

99 MAY 28 PM 12:28

ALL COUNTY REGISTER
DAVIDSON COUNTY, TN.

CAMT

	495000.00
CON TX	1831.50
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	1850.50
CHECK	1850.50

05/28/99 01 12:31 0001 2232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466786