0606505

IDENTIF. ↑ REFERENCE

99 JUL -1 PM 2:07

File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

REGISTER
COUNTY, TN.

BOOK 11553 PAGE 24

ADDRESS NEW OWNER:
Sandra D. Ray and James T. Patterson
5121 Walnut Park Drive
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
See Attached
Exhibit "A"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, REGENCY SAVINGS BANK, F.S.B., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Sandra D. Ray and husband, James T. Patterson, 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"

DEED TAX 0101 CHECK 2285.25

This is improved property described in EXHIBIT "A"

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sandra D. Ray and husband, James T. Patterson, their heirs and assigns, forever; and REGENCY SAVINGS BANK, F.S.B. does covenant with the said Grantees that we are seized and possessed of said land, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Witness my hand this the 29th day of June, 1999.

REGENCY SAVINGS BANK, F.S.B.

Richard Renshaw asst vice-president
Richard Renshaw, Assistant Vice-President

STATE OF TEXAS
COUNTY OF HARRIS)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard Renshaw, Assistant Vice-President of REGENCY SAVINGS BANK, F.S.B. the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Houston, Texas, this the 29th day of June, 1999.

SUSANNE E. LINES NOTARY PUBLIC STATE OF TEXAS EXPIRES 4-30-2003

Susanne E. Lines
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 612,500.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of June, 1999.

Dixie Seagraves
NOTARY PUBLIC
My Commission Expires: 1-26-2002

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Tract 1: (139-C & 139-D Elmhurst Avenue, Nashville, TN 37207)
(Map 71-10, Par. 172 & 199)
BEING Lots 9-A & 9-B, Zone Lot Division of Lots 8 & 9, East View Subdivision, of record in Book 6200, Page 539, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 539, said Register's Office.

This conveyance is subject to easement of record in Book 4121, Page 606, said Register's Office.

Tract 2: (429 & 431 35th Avenue North, Nashville, TN 37209)
(Map 92-9, Par. 269 & 270)
BEING Lots 96-A & 96-B, Zone Lot Division of Lot 96, Subdivision of the W. R. Wilson Tract, of record in Book 6200, Page 756, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 756, said Register's Office.

Tract 3: (427-A & 427-B 35th Avenue North, Nashville, 37209)
(Map 92-9, Par. 268 & 396)
BEING Lots 98-A & 98-B, Zone Lot Division of Lot 98, Subdivision of the W. R. Wilson Tract of West Nashville, of record in Book 6200, Page 742, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 742, said Register's Office.

Tract 4: (2228 & 2230 15th Avenue North, Nashville, TN 37208)
(Map 81-3, Par. 81 & 374)
BEING Lots 8-A & 8-B, Zone Lot Division of Lot No. 8, H. N. Meyers Subdivision, of record in Book 6200, Page 746, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 746, said Register's Office.

Tract 5: (1912-A & 1912-B 15th Avenue North, Nashville, TN 37208)
(Map 81-7, Par. 279)
BEING Lot 33, Map of Menee's Subdivision of Lot No. 8, Thomas Woodard's Subdivision, of record in Book 161, Page 44, Register's Office, Davidson County, Tennessee.

(Tract 1, 2, 3, 4 & 5)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 294, said Register's Office.

Tract 6: (1717 A & B Nubell Street, Nashville, TN 37208)
(Map 81-2, Par. 94 & 203)
BEING Lot 68-A & 68-B, Zone Lot Division of Lot No. 68, Buena Vista Heights Addition, of record in Book 6200, Page 734, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 734, said Register's Office.

Tract 7: (2835 & 2837 Georgia Avenue, Nashville, TN 37209)
(Map 92-10, Par. 142 & 422)
BEING Lots 39-A & 39-B, Zone Lot Division of Lot No. 39, I. L. Pendletons Subdivision, of record in Book 6200, Page 732, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 732, said Register's Office.

Tract 8: (666, 668, 670 & 672 Putnam Drive, Nashville, TN 37218)
(Map 58-11, Parcels 199, 230, 200 & 231)
BEING Lots 191-A, 191-B, 192-A & 192-B, Zone Lot Division of Lot Nos. 191 & 192, Royal Hills Subdivision, Section III, of record in Book 6200, Page 733, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 733, and restrictions of record in Book 4950, Page 530, said Register's Office.

Tract 9: (3505, 3507, 3514, 3512, 3510 & 3508 Brookway Drive, Nashville, TN 37207)
(Map 50-2, Parcels 54, 82, 66, 87, 67 & 88)
BEING Lot Nos. 46-A, 46-B, 58-A, 58-B, 59-A & 59-B, Zone Lot Division of Lots 45, 46, 50, 51, 53, 54, 58 & 59, Willow Creek Subdivision, Section III, of record in Book 6200, Page 649, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions and notes of record in Book 6200, Page 649, and restrictions of record in Book 6620, Page 858, said Register's Office.

(Tract 6, 7, 8 & 9)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 303, as corrected in Book 11545, Page 866, said Register's Office.

Tract 10: (1829 & 1831, 1901 & 1903, 1905 & 1907, 1909 & 1911 Westchester Drive, Nashville, TN 37207)
(Map 50-2, Parcels 76, 77, 78 & 79)
BEING Lots 90, 91, 92 & 93, Section III, Willow Creek, of record in Book 5200, Page 631, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6620, Page 858, said Register's Office.

(Tract 10)
Being part of the same property conveyed to Regency Savings Bank, F.S.B. by Trustee's Quitclaim Deed from Alan D. Hall, Substitute Trustee, of record in Book 11519, Page 316, said Register's Office.

These are part of the same descriptions as in previous deeds of record.

Right of tenants in possession under recorded leases.

Party walls situated partly on property described and partly on adjoining properties.

This conveyance is subject to any and all easements and minimum building setback lines, if any.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11553 PAGE 28

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

0606505
IDENTIF. & REFERENCE

99 JUL -1 PM 2:07

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	612500.00
CON TX	2266.25
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	2285.25
CHECK	2285.25

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485345