PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 41179
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Philip D. Herren Patricia L. Herren 7412 Harness Drive Nashville, TN 37221	FIRST AMERICAN NATIONAL BANK FIRST AMERICAN CENTER, NA-4701 NASHVILLE, TN 37237

TAX MAP-PARCEL NUMBERS: 142-2-217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 167,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew R. Patner and spouse, Charlene R. Patner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip D. Herren and spouse, Patricia L. Herren,** 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. 244 on the plan of Cross Timbers, Section 5, of record in Book 4175, page 115, Register's Office for said County.

SAID Lot No. 244 fronts 77.80 feet on the northeasterly margin of Harness Drive and extends back 211.6 feet on the northwesterly line and 169.5 feet on the southeasterly line to a dead line in the rear, measuring 130.1 feet thereon.

BEING the same property conveyed to Andrew R. Patner and spouse, Charlene R. Patner by deed from Carl E. Guye, Jr. and spouse, Cynthia D. Guye of record in Book 10510, page 959, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; Restrictive Covenants of record in Book 4408, page 761, Register's Office for said County; Subject to the Plan of Record in Book 4175, page 115, said Register's Office, which shows a 40 foot minimum building setback line from Harness Drive. Also, an easement for public utility and drainage purposes 10 feet in width along the southeasterly portion of the rear line and crossing the northerly corner of said lot for a distance of an undetermined depth and becoming a 5 foot easement running along the southwesterly portion of the northwesterly line of said lot; together with an 8 inch sewer line and manhole cover lying therein.

This is improved property, known as: 7412 Harness Drive, 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 20th day of August, 1999.

Andrew R. Patner

Charlene R. Patner

State of Tennessee
County of Davidson

BOOK 11632 PAGE 871

On this 20th day of August, 1999, before me the undersigned authority, personally appeared **Andrew R. Patner** and **Charlene R. Patner**, 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.

My Commission Expires: _____

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

Notary Public

State of Tennessee
County of Davidson

0125 08/24 0101 03CHECK 828.90

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 167,000.00

Affiant

Sworn and subscribed before me on the 20th day of August, 1999.

My Commission Expires: 6/3/2001

Notary Public

VIRGINIA D. BAILEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN.

99 AUG 24 PM 3:15

REGISTER WILLIAMSON COUNTY, TN.

028088

REFERENCE

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11632 PAGE 872

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

0628088

IDENTIFICATION REFERENCE

99 AUG 24 PM 3:15

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT

	167000.00
CON TX	617.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	628.90
CHECK	628.90

08/24/99 01 15:14 0001 0125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506120