BOOK 11689 PAGE 228

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0966

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark King	~~None~~ Same	164-00-0-153.00
2134 Kidd Rd. (NAME) ~~12477 Old Hickory Boulevard~~	(NAME)	
Nolensville, TN 37135 (ADDRESS) ~~Antioch, Tennessee 37013~~	(ADDRESS)	
(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, Estate of Glen Wilbur Patterson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Mark King~~ Mark W. King and Jo Anne King, husband and wife

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:

Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, and being part of Lot No. 51 in the Cimarron Subdivision, not of record and described according to a survey made by T.R. Sanford, dated December 20, 1962, as follows:

Beginning at a point in the center line of Old Hickory Boulevard, at the northeast corner of the property in question; thence leaving said Boulevard, South 2 1/2 deg. West 310 feet; thence in a westerly direction 158 feet to a point; thence with a fence line, North 2 1/2 deg. East 290 feet to a point in the center line of Old Hickory Boulevard; thence with the center of the same, easterly 180 feet to the point of beginning. (This is the same legal description as used in the previous conveyance.)

Being that same property conveyed to Glen W. Patterson by deed from Gregory M. Pack and wife, Judy L. Pack of record in Book 9676, Page 829, said Register's Office. Glen W. Patterson has since died leaving Last Will and Testament of Glen Wilbur Patterson (one and the same as Glen W. Patterson) of record at Docket No. 99P-154, of the records of the Probate Court for Davidson County, Tennessee. Ona Fay Patterson, Executrix of the Last Will and Testament of Glen Wilbur Patterson conveys the subject property pursuant to the terms of Paragraph 4 of said Will which granted a first right of refusal for the purchase of the said property to Ginger Faye Patterson. Said First Right of Refusal having been waived according to waiver attached hereto a made a part hereof as though copied herein verbatim.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All

CONTINUED

unimproved ( )
This is improved (X) property, known as 12477 Old Hickory Boulevard, Antioch, Tennessee 37013
(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 my hand this 9th day of September, 19 99

Estate of Glen Wilbur Patterson
By: Ona Fay Patterson
Ona Fay Patterson, Executrix

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
Notary Public

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~WILLIAMSON~~ Laclede

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ona Fay Patterson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executrix and _____ respectively of the Estate of Glen Wilbur Patterson the within named bargainor, and corporation, and that he as such Executrix 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 Ona Fay Patterson as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 9th day of September 19 99.

My commission expires ~~July 4, 2003~~

BECKY ADMIRE
Notary Public - Notary Seal
STATE OF MISSOURI
My Commission Expires: _____

Becky Admire
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____ _____
Notary Public

Legal Description Continued

easements ofrecord; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

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First Right of Refusal

I, Ginger Fay Patterson, do hereby state that I waive all rights granted me in the Last Will and Testament of Glen Wilbur Patterson, to purchase the real property known as 12477 Old Hickory Boulevard, Antioch, TN 37013.

Witness my signature this 17th day of August, 1999

Ginger Fay Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, theundersigned, a Notary Public in and for said County and State, the within named Ginger Patterson (one and the same as Ginger Fay Patterson) to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she execute the above for the purposes therein contained.
Witness my hand and seal at office this the 17th day of August, 1999

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires:
12/6/99

96 OCT -5 AM 8:41

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

06290913

10/05 0101 03CHECK 274.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0642913

INSTRUMENT NUMBER - REFERENCE

99 OCT -5 AM 8:41

REGISTER
DAVIDSON COUNTY, TN.

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CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	274.00
CHECK	274.00

10/05/99 01 08:44 0001 5946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523832