Return to:
Ruby Title & Escrow
2000 Glen Echo Rd #209
Nashville, TN 37215

BOOK 11724 PAGE 904

This instrument is being executed pursuant to a Power of Attorney of record in Book _____, Page _____ said Register's Office

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00 [signature]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 1999
[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cheri L. Marshall 242 Bonnacroft Drive Hermitage, TN 37076	Southeastern Mortgage 115 29th Ave. South Nashville, TN 37212	Map 75.09 Parcel 71

For and in 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,

Maxie O. Patton, III and James R. Cannon (by and through Maxie O. Patton, III, Atty in Fact), both married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Cheri L. Marshall, married

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

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 102 ON THE PLAN OF HERMITAGE HILLS, OF RECORD IN PLAT BOOK 2900, PAGES 48 AND 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

SAID LOT NO. 102 FRONTS 75.0 FEET ON THE SOUTHERLY MARGIN OF BONNACROFT DRIVE AND EXTENDS BACK 144.8 FEET ON THE NORTHWESTERLY LINE OF 150.0 ON THE SOUTHEASTERLY LINE, TO A LINE ON THE REAR ON WHICH IT MEASURES 96.0.

BEING THE SAME PROPERTY CONVEYED TO MAXIE O. PATTON, III AND JAMES R. CANNON, BY DEED FROM HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DATED MARCH 29, 1996, OF RECORD IN DEED BOOK 10002, PAGE 263, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is not nor has ever been the principal residence of the Grantors

This conveyance is made subject to the following
1 The 1999 taxes and subsequent years constitute a lien although not yet due and payable
2 Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee, including but not limited to a 30 foot minimum building setback line from the front of said lot and a 10 foot easement for public utilities purposes along the rear of said lot, and a 10 foot drainage easement along the rear of said lot and a utility anchor easement over the Northwesterly side 2½' X 25' of said lot
3 Property is subject to Restrictive Covenants contained in Book 2998, Page 231, Book 2992, Page 53 and amended in Book 3135, Page 106, Register's Office for Davidson County, Tennessee
4 Any and all restrictions, conditions and easments of record.

This is improved property known as 242 Bonnacroft Drive, Hermitage, TN 37076
(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 7th day of October, 1999.

[signature]
Maxie O. Patton, III

[signature]
James R. Cannon by Maxie O. Patton, III, Atty in Fact

Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Maxie O. Patton, III with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 1999.

NOTARY PUBLIC

My Commission Expires 1-26-2001

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 Maxie O Patton III , Attorney-in-Fact for James R Cannon, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf James R Cannon for the purposes therein contained

WITNESS my hand and official seal this 7th day of October, 1999

NOTARY PUBLIC

My Commission Expires

1-26-2001

0652531

REFERENCE

99 NOV -1 PM 1:26

REGISTER
DAVIDSON COUNTY, TN.

53 11/01 0101 02CHECK 316.10

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11724 PAGE 906

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	CPEE	COMPUTER FEE	PBFEE	PROBATE FEE

0652531

RECEIVED
99 NOV -1 PM 1:26

CASH	83000.00
CNV TX	307.10
PBFEE	1.00
MTGTD	8.00
CPEE	2.00
TOTAL	318.10
CHECK	318.10

[illegible] 13:27 0001 6153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1533901