STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$60,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF November, 1999.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

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

| ADRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Maxie O. Patton, III<br>4334 Lebanon Rd.<br>Hermitage, TN 37076 | New Owner | Map 84-10<br>Parcel 30 |

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,

**Katherine Sanders Fox and husband, Shawn P. Fox**

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

**Maxie O. Patton, III, 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:

BEING LOT NO. 45 ON THE PLAN OF MAPLECREST SUBDIVISION OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT FRONTS 110 FEET ON THE SOUTHERLY SIDE OF MAPLECREST DRIVE, AS MEASURED AROUND A SLIGHT CURVE, AND EXTENDS BACK 154 FEET ON THE EASTERLY SIDE, AND 179 FEET ON THE WESTERLY SIDE TO A DEAD LINE IN THE REAR OF WHICH IT MEASURES 140 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MILDRED ELIZABETH SANDERS AND KATHERINE ANN SANDERS BY DEED FROM HARRY E. WOOTEN AND WIFE, GRACE WOOTEN DATED DECEMBER 14, 1978 AND OF RECORD IN BOOK 5375, PAGE 58 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN VESTED IN MILDRED ELIZABETH SANDERS BY QUITCLAIM DEED FROM KATHERINE SANDERS FOX DATED AUGUST 15, 1990 OF RECORD IN BOOK 8271, PAGE 710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN KATHERINE SANDERS FOX BY QUITCLAIM DEED FROM MILDRED ELIZABETH SANDERS DATED FEBRUARY 8, 1999 AND OF RECORD IN BOOK 11353, PAGE 448, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee, including but not limited to a 40 foot minimum building setback line along the front of said lot, a 20 foot utility easement along the rear of said lot.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2227 Maplecrest Drive, Nashville, TN 37214-1708
(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(s) this 29th day of November, 1999.

Katherine Sanders Fox

Shawn P. Fox

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
99 DEC -1 PM 2:51
RECEIVED FOR REGISTRATION
06627788
12/01/1999 03CHECK 233.00

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Katherine Sanders Fox and husband, Shawn P. Fox, 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 29th day of November, 1999.

Susan Hensley Ervin
NOTARY PUBLIC

My Commission Expires: 1-26-2002

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 11764 PAGE 193

7100 12/01 0101 03CHECK 200.00

| | | | | | |
|---|---|---|---|---|---|
| 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 1.00 |

14:53 0001

01

0662788

IDENTIFICATION REFERENCE

99 DEC -1 PM 2:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

12/02/99

VOID
CON TX 22.00-
CON TX 222.00
TOTAL ~~200.00~~
CHECK ~~200~~.00

CAMT 60000.00
CON TX 22.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 33.00
CHECK 33.00

12/01/99 01 14:52 0001 7099

Total 233.00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1544702