Instr:200003270030235 Page: 1 OF 2
REC'D FOR REC 03/27/2000 8:31:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $311.91

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$84,300.00

Laura Ramsey Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF March, 2000.

Mitchell A Watts
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-29-01
(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
Laura Ramsey Thompson 2227 Maplecrest Drive Nashville, TN 37214	CTX MORTGAGE COMPANY 801 94th Avenue. N. St. Petersburg, FL 33702	Map 84-10 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,

Maxie O. Patton, III, unmarried

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

Laura Ramsey Thompson, 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:

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 MAXIE O. PATTON, III, MARRIED BY DEED FROM KATHERINE SANDERS FOX AND HUSBAND, SHAWN P. FOX DATED NOVEMBER 29, 1999, AND OF RECORD IN BOOK 11764, PAGE 191, 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 & 28, Register's Office for Davidson County, Tennessee, including but not limited to a 40 foot minimum building setback line along the front of the property and a 20 foot utilities easement along the rear of the property.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2227 Maplecrest Drive, Nashville, TN 37214
(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 23rd day of March, 2000.

Maxie O. Patton, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Maxie O. Patton, III, unmarried, 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 23rd day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

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