RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)38000 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,875,000.00.

X Thomas M. Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
THOMAS M. PATTON ET UX **110 LYNWOOD BOULEVARD** **NASHVILLE, TENNESSEE 37205**	**S A M E**	**116-3-12** **BM 980**

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 **TONY ERIC BROWN, TRUSTEE OF THE TONY ERIC BROWN LIVING TRUST AND WIFE, ANASTASIA WILSON BROWN , THE SAID TONY ERIC BROWN BEING ONE AND THE SAME PERSON AS TONY ERSIC BROWN AND TONY E. BROWN. *** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS M. PATTON AND WIFE, ANNA TERESA PATTON** 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 being part of the Percy Warner Home Tract, known as Royal Oaks, lying in the Seventh, formerly the Eleventh, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point on the easterly margin of Lynwood Boulevard, Edwin Warner's southeast corner, run North 39 deg. 30 min. East 395 feet to a point in the center of Sugartree Creek; thence up to the center of said creek North 80 deg. 30 min. East 133 feet to a point, thence South 69 deg. East 144 feet to a point in the center of the creek 11 feet below the Stone Dam; thence south 42 deg. 10 min. West 543 feet to a stake in the margin of Lynwood Boulevard; thence with Lynwood Boulevard North 50 deg. 30 min. West 200 feet to the beginning, containing 2.36 acres, more or less.

BEING the same property conveyed to Tony Eric Brown, Trustee of the Tony Eric Brown Living Trust by deed from Tony E. Brown, of record in Book 9318, page 656, Register" office for Davidson County, Tennessee and by deed from Kenneth L. Sears and wife, Cheryl Robertson Sears of record in Book 8886, page 536, Register's Office for Davidson County, Tennessee. The said Tony Eric Brown having since married and his wife, Anastasia Wilson Brown, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

***Notwithstanding anything herein to the contrary, the correct Grantor is TONY ERSIC BROWN, Trustee of the TONY ERSIC BROWN LIVING TRUST.**

Unimproved ( )
This is improved (X) property, known as **110 Lynwood Boulevard, Nashville, Tennessee 37205**
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 13th DAY OF AUGUST, 1999.

Tony Eric Brown trustee
TONY ERIC BROWN, TRUSTEE

Anastasia Wilson Brown
ANASTASIA WILSON BROWN

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 **ANASTASIA WILSON BROWN** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 13th day of August, 1999.

My Commission Expires: 9/28/2002

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, **THE UNDERSIGNED,** a Notary Public in and for the State and County aforesaid personally appeared **TONY ERIC BROWN,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **TRUSTEE OF THE TONY ERIC BROWN LIVING TRUST, AND THAT HE AS SUCH TRUSTEE,** executed the foregoing instrument for the purpose therein contained, by signing the name of the **TRUST** by himself as **TRUSTEE**.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

0625056
IDENTIF. ➔ REFERENCE

99 AUG 16 PM 3:48

REGISTER
DAVIDSON COUNTY, TN.

6864 08/16 0101 03CHECK 6948.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11621 PAGE 752

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

0625056
IDENTIF. ↑ REFERENCE

99 AUG 16 PM 3:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	1875000.00
CON TX	6937.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	6948.50
CHECK	6948.50

08/16/99 01 15:48 0001 6864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507115