26 B

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

| | | |
|---|---|---|
| Due West Properties, LLC | New Owners | |
| a Tennessee Limited Liability Co. | | MAP: 61-15 |
| 3925 Gallatin Road 2nd Floor | | |
| Nashville Tennessee 37216 | | PARCELS: 236 & 237 |
| | | 26B |

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-08-9617 ]

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **James B. Patterson,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Due West Properties, LLC, a Tennessee Limited Liability Company (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

**Tract I**
**Land in Davidson County, Tennessee, being Lot No. 77 in M. N. Young's Inglewood Annex, a Re-Subdivision of Lot's 1, 2, 3 and 4 of William's 31 acre tract, a plan of which is of record in Book 547, Page 197, Register's Office for said County.**

6543 09/09 01:01 03CHECK 326.83

**Said Lot No. 77 fronts 55 feet an the westerly side of Katherine Street, and runs back between parallel lines 147 feet, 6 inches, on its northerly line to a dead line, and 146 feet 3 inches, on its southerly line, to said dead line.**

**Tract II**
**Land in Davidson County, Tennessee, being Lot No. 78 in M. N. Young's Inglewood Annex, a Re-Subdivision of Lot's 1, 2, 3 and 4 of William's 31 acre tract, a plan of which is of record in Book 547, Page 197, Register's Office for said County.**

**Said Lot No. 78 fronts 55 feet an the westerly side of Katherine Street, and runs back between parallel lines 146 feet, 3 inches, on its northerly line to a dead line, and 145 feet on its southerly line, to said dead line.**

**Being the same property conveyed to James B. Patterson, by Warranty Deed, (Parcel 237) and by Quitclaim Deed, (Parcel 236) from Heirs at Law of Grace Lee McClanahan, deceased of record in Book 7787, page 446, and Book 8176, page 201, for said Register's Office for said County.**

**James B. Patterson and Brad Patterson are one and the same person.**

**Robin Patterson joins in this conveyance of the above described real property to convey any and all marital interest she may have.**

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 1999 and subsequent years,**
2. **Plan of record in Book 547, page 197 for said Register's Office for said County.**
3. **POA of record in Book 7787, page 445, for said Register's Office for said County.**

This is improved property known as 3903 Katherine Street Nashville Tennessee 37216.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $85,360.00.

Virginia S Pitts, Chief Mgr
Affiant

[Subscribed and sworn to before me this
[ 27th day of August, 1999.

Notary Public

[My Commission Expires: 1-25-2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of August, 1999.

James B. Patterson

Robin Patterson

99 SEP -9 AM 10:43
REGISTER
DAVIDSON COUNTY, TN.

06340058
RECEIVED FOR REFERENCE

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

**On this 27th day of August, 1999, before me personally appeared James B. Patterson and wife, Robin Patterson, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed**

**WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 1999**

Notary Public

My Commission Expires: 1-25-2003

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11655 PAGE 781

| | | |
|---|---|---|
| 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 |

0634058

IDENTIFICATION REFERENCE

99 SEP -9 AM 10:43

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 85360.00 |
| CON TX | 315.83 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 326.83 |
| CHECK | 326.83 |

09/09/99 01 10:45 0001 6541

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

**No.** 1514542