WARRANTY DEED

H-UTC-99-0243

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

Subscribed and sworn to before me this 23rd DAY OF September, 1999.

Notary Public

MY COMMISSION EXPIRES: 3/25/01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robin A. Patterson	Southeastern Mortgage Co.	
(NAME) 205 Rhiane Drive	(NAME) 115 29th Avenue South	42-14-0-059
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRANKIE M. PATTERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBIN A. PATTERSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the plan of Sherry Heights, Section III, as of record in Book 2331, Pages 126 & 127, said Register's Office.

Said Lot No. 76 fronts 86.8 feet on the easterly side of Rhine Drive and runs back between lines 322.4 feet on the northerly line and 368.4 feet on the southerly line to a dead line in the rear on which it measures 167.3 feet.

Being the same property conveyed to James W. Patterson and wife, Frankie M. Patterson by Deed from Louis W. Gagel and wife, Anita Gagel as of record in Book 8980, Page 432, Register's Office Davidson County, Tennessee. **James W. Peterson having since died.**

99OCT26 AM10:22

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

065012

unimproved ( )
This is improved (X) property, known as 205 Rhiane Drive, Madison, Tennessee 37115
(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/our hand(s) this 23rd day of September, 1999.

Frankie M. Patterson

Frankie M. Patterson

99-0127 10/26/1999 03:CHECK 381.00

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Frankie M. Patterson , the bargainor (s), with whom I am personally acquainted or 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 and official seal at Madison, Tennessee, this 23rd day of September, 1999.

My Commission Expires: 3/25/01

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 23rd day of September, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

06504 12

REFERENCE

99 OCT 26 AM 10:22

REGISTER
COUNTY, TN.

BOOK 11717 PAGE 264

MAMT
100000.00
ERR CO
MAMT
100000.00-
CAMT
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 381.00
CHECK 381.00

10/26/99 01 10:26 0001 3927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531706