Instr:200001040000914 Page: 1 OF 3
REC'D FOR REC 01/04/2000 12:01:32PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $632.70

PREPARED BY
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Seller: PATAK
Order No.: 888246/67563015

WARRANTY DEED

Data ID: 18006
Job No.: 9706

ADDRESS NEW OWNER(S) AS FOLLOWS:

Mr. & Mrs. Brandon R. Walker
(Name)
1008 Cobble Place
(Street Address or Route Number)
Nashville, TN 37211
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

Lincoln County Bank
(Name)
2280 Thornton Taylor Pkwy #B
(Street Address)
Fayetteville, TN 37334
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to MICHAEL ODIN PATAK AND SAUNDRA M. CRAIG-PATAK, HUSBAND AND WIFE (hereinafter referred to as Grantor, whether one or more) by

MARILYN L. WALKER and husband, Brandon R. Walker

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 172.15-A-114

unimproved ( )
This is improved (x) property, known as 1008 COBBLE PLACE (House Number) (Street) (P.O. Address)

NASHVILLE, TN 37211
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: PATAK
Order No.: 888246/67563015

Data ID: 18006

Witness our hands this 30th day of October, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Saundra M. Craig-Patak
SAUNDRA M. CRAIG-PATAK—Grantor

Michael Odin Patak
MICHAEL ODIN PATAK—Grantor

STATE OF Georgia }
COUNTY OF Forsyth }

Personally appeared before me, Marilyn Braswell, a Notary Public in and for said County and State, MICHAEL ODIN PATAK, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 5665 Ga Hwy 9 Alpharetta, GA, this 30 day of October, 1999.

My Commission Expires: Notary Public, Forsyth County, Georgia My Commission Expires May 6, 2001

Marilyn Braswell
Notary Public

STATE OF }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, SAUNDRA M. CRAIG-PATAK, the within named bargainor, with whom I am personally acquainted (or proven 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 _____, _____, this _____ day of _____, 19____.

My Commission Expires: _____

_____
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $171,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Michael Odin Patak
MICHAEL ODIN PATAK—Grantor

Saundra M. Craig-Patak
SAUNDRA M. CRAIG-PATAK—Grantor

STATE OF Georgia }
COUNTY OF Forsyth }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 30 day of October, 1999.

(Affix Seal)

My commission expires: Notary Public, Forsyth County, Georgia My Commission Expires May 6, 2001

Marilyn Braswell
Notary Public

NOTARY PUBLIC FORSYTH COUNTY, GA MARILYN K. BRASWELL

Seller: PATAK
Order No.: 888246/67563015

Data ID: 18006

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TN, BEING LOT. 59 ON THE PLAN OF HOLT WOODS, SECTION EIGHT, OF RECORD IN PLAT BOOK 9700, PAGE 96, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL ODIN PATAK AND SAUNDRA M. CRAIG-PATAK FROM CLARIDGE BUILDERS CO., LLC RECORDED IN BOOK 10624 AT PAGE 842, IN DAVIDSON COUNTY RECORDS.